

**City Of Santee
Regular Meeting Agenda**

**Santee City Council
Community Development Commission
Santee Public Financing Authority**

**Council / Commission / Authority Chamber
10601 Magnolia Avenue
Santee, CA 92071**

**March 14, 2007
7:00 PM**

(Call meeting to order as City Council/Community Development Commission/Public Financing Authority)

ROLL CALL: Mayor Randy Voepel
Vice Mayor John Minto
Council Members Jack Dale, Brian Jones and Hal Ryan

INVOCATION: Pastor Jay Calisher, Calvary Chapel Santee

PLEDGE OF ALLEGIANCE:

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

1. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.
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- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:**
 - Santee City Council 2-28-07 Regular Meeting**
 - Community Development Commission 2-28-07 Regular Meeting**
 - Santee Public Financing Authority 2-28-07 Regular Meeting**

- (C) **Approval of Payment of Demands as Presented.**
- (D) **Second Reading and Adoption of an Ordinance Amending Section 16.20.020 of the Santee Municipal Code (Subdivision Ordinance) Regarding Residential Condominium Conversions.**
- (E) **Approval of Contract Change Order to Tetra Tech Contract for Staff Services Support.**
- (F) **Authorization of Reconveyance of a Portion of Parcel 1 of Parcel Map 15458 – Cuyamaca Street North of Prospect Avenue (Adamos).**
- (G) **Authorization to Close Stoyer Drive from Carlton Hills Blvd. to Pike Road for Approximately 30 Days and Appropriate up to \$50,000 in Additional Drainage Fees to Cover the Replacement of a Failed Corrugated Metal Pipe.**

2. PUBLIC HEARINGS:

- (A) **Continued Public Hearing for Selection of Community Development and Housing Needs as Described in the 2005-2010 Consolidated Plan for Program Year 2007 Community Development Block Grant (CDBG) Funding.** (Continued from 2-28-07)

Recommendation:

1. Open the Public Hearing and Continue the Public Hearing to April 11, 2007 meeting.

- (B) **Public Hearing for the Rancho Fanita Villa Project Consisting of a Tentative Map (TM05-05) and Development Review Permit (DR05-07) to Develop 24 Condominiums on a 1.96 Acre Site on the East Side of Marrokai Lane in the R7-Medium Density (James Meng).**

Recommendation:

1. Conduct and Close the Public Hearing;
2. Approve the Negative Declaration (AEIS05-14) as complete and in compliance with the provision of the California Environmental Quality Act (CEQA); and
3. Adopt Two Resolutions Approving Tentative Map TM05-05 and Development Review Permit DR05-07.

- (C) **Public Hearing for a Conditional Use Permit (P05-07) to Construct a 6,228 Square Foot Industrial Building and Establish a Trailer and Truck Rental Use (U-Haul) in the IL (Light Industrial) Zone located at 11377 and 11379 Woodside Avenue. (Applicants: Daniel and Sandra McMillan)**

Recommendation:

1. Conduct and Close the Public Hearing, and
2. Adopt Resolution Approving the Conditional Use Permit (P05-07).

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS:

5. CONTINUED BUSINESS:

- (A) **Resolution Prohibiting Entry to or Exit from Certain Portions of Pebble Beach Drive and Fanita Parkway.**

Recommendation: Adopt Resolution.

6. NEW BUSINESS:

- (A) **Presentation on Security in the Santee Park System.**

Recommendation: Receive and file presentation.

7. COMMUNICATION FROM THE PUBLIC:

Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.

8. CITY MANAGER REPORTS:

- (A) Approving Two Additional Special Purpose Officers, Accepting U.S. Department of Homeland Security Fire Department Grant Funds and a Resolution of the City Approving an Amendment to the Fiscal Year 2006-07 Budget to Add Three New Firefighter Paramedic Positions and Appropriating Funds.**

Recommendation: 1. Approve the addition of two Special Purpose Officers for a Santee Gang Suppression Unit; (2) Accept the SAFER Grant; 3) Adopt a Resolution amending the Fiscal Year 2006-07 budget adding three new Firefighter Paramedic positions and appropriating funds accordingly.

9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS:

12. CLOSED SESSION: None.

13. ADJOURNMENT:

March & April Meetings

Mar	14	City Council/CDC/SPFA Meeting	Chamber
Mar	15	Santee Manufactured Home Fair Practice Commission	Chamber
Mar	22	Santee Human Relations Advisory Board	Chamber Conf. Rm.
Mar	28	City Council/CDC/SPFA Meeting	Chamber
Apr	05	Santee Park and Recreation Committee	Chamber Conf. Rm.
Apr	11	City Council/CDC/SPFA Meeting	Chamber
Apr	25	City Council/CDC/SPFA Meeting	Chamber
Apr	26	Santee Human Relations Advisory Board	Chamber Conf. Rm.

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

For your convenience, a complete Agenda Packet is available for public review at the Santee Library, City Hall and on the City's website at www.ci.santee.ca.us.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

AFFIDAVIT OF POSTING AGENDA

State of California }
County of San Diego } ss.
City of Santee }

I, Linda A. Troyan, MMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on March 9, 2007 at 4:30 p.m.

Signature _____ Date 3/9/07

MEETING DATE: March 14, 2007

AGENDA ITEM NO.

ITEM TITLE APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL,
COMMUNITY DEVELOPMENT COMMISSION AND SANTEE PUBLIC
FINANCING AUTHORITY REGULAR MEETING OF FEBRUARY 28, 2007.

DIRECTOR/DEPARTMENT Linda A. Troyan, MMC, City Clerk

SUMMARY

Submitted for your consideration and approval are the minutes of the above meetings.

FINANCIAL STATEMENT N/A

RECOMMENDATION

Approve Minutes

ATTACHMENTS (Listed Below)

Minutes

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

Draft

**Council Chambers
10601 Magnolia Avenue
Santee, California**

February 28, 2007

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:04 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Members Brian W. Jones and Hal Ryan. Council/Commission/Authority Member Jack E. Dale entered the meeting at 7:56 p.m.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Gary Halbert, City/Commission/Authority Attorney Shawn Hagerty, Assistant to the City Manager Kathy Valverde, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Interim Director of Fire and Life Safety Mike Rottenberg, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, City Engineer Steve Cresswell, Santee Sheriff's Station Lieutenant Joe Rodi, City Clerk/Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Justin McMurdie from the Santee Christian Church and the **PLEDGE OF ALLEGIANCE** was led by Dan Summers, Santee Code Compliance Officer.

ADJOURN IN MEMORY: SERGEANT JOSEPH W. PERRY

Council Member Jones presented the Certificate of Adjournment to parents, Kirsten Yuhl & Vernon Torres.

Added Item

ADJOURNMENT IN MEMORY: BRIAN FITZGERALD

Mayor Voepel presented the Certificate of Adjournment to wife Terry Fitzgerald, son Barry Fitzgerald, grandson Tyler Fitzgerald, and sister-in-law Silvia Kellison.

**PROCLAMATION: DESIGNATING ARBOR DAY 2007 & CITY OF SANTEE AS TREE CITY
USA FOR 2006**

Mayor Voepel and City Manager Till presented the Proclamation to Lynnette Short, Regional Field Specialist of CA Dept of Forestry & Fire Protection. Lynette presented the City with a TreeCity plaque and a five-year award.

**PROCLAMATION: PROCLAMATION AND PRESENTATION TO STAFF FOR OUTSTANDING
GRAFFITI ABATEMENT EFFORTS**

Mayor Voepel presented the Proclamation to Community Services Director Coates. Certificates of Commendation were presented to the following people for their outstanding work in quickly eradicating graffiti, as well as pursuing the people who created the graffiti.

- ☆☆ Dennis Mettler, Lead Maintenance Worker
- ☆☆ Mark Ethridge, Equipment Operator
- ☆☆ Victor Michel, Equipment Operator
- ☆☆ Martin Ortega, Equipment Operator (not in attendance)
- ☆☆ Michael Poppe, Equipment Operator
- ☆☆ Todd Vosburgh, Equipment Operator
- ☆☆ Tony Hurst, Landscape Maintenance Worker
- ☆☆ Frank Rivera, Landscape Maintenance Worker
- ☆☆ Annette Saul, Park & Landscape Maintenance Coordinator
- ☆☆ Jenny Russo, Graduate Student Intern (not in attendance)
- ☆☆ Dan Summers, Senior Code Compliance Officer
- ☆☆ Santee Sheriff's Department – accepted by Captain Greg Reynolds

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Mayor Voepel requested Item 5(B) be reordered to follow Closed Session it needed to be discussed in Closed Session prior to be discussed in Open Session.

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:**
 - Santee City Council 2-14-07 Regular Meeting**
 - Community Development Commission 2-14-07 Regular Meeting**
 - Santee Public Financing Authority 2-14-07 Regular Meeting**
- (C) Approval of Payment of Demands as Presented.**

- (D) **Award Contracts for EMS Medical Supplies through June 30, 2008 to Progressive Medical International (PMI) for \$67,400.00 for Categories 1, 2, 3, 4, 6 and 7; Bound Tree Medical LLC for \$250.00 for Category 5; and Tri-Anim Health Services Incorporated for \$7,700.00 for Categories 8 and 9; and authorize City Manager to approve up to three (3) additional twelve (12) month contract extensions and/or a one time option to extend for 90 days.**
- (E) **Approving Professional Services Agreements for Landscape and Horticultural Management Services.**
- (F) **Authorization to Increase Staff's Authority to Approve Construction Contract Change Orders for Archer Western in an Amount Equal to Reimbursements Received from Outside Agencies for the Forester Creek Improvement Project, CIP 2002-21. (Reso 12-2007)**
- (G) **Authorization for Staff to Approve Additional Construction Management Services from PBS&J in an Amount Equal to that Reimbursed by Outside Agencies for the Forester Creek Improvement Project, CIP 2002-21. (Reso 13-2007)**
- (H) **Approval of the Reduction of Retention for the Citywide Pavement Repair and Rehabilitation Project, CIP 2006-05.**
- (I) **Approval of the Expenditure of \$101,532.25 to pay for January 2007 Legal Services and Related Costs.**

ACTION: On motion of Council Member Jones, seconded by Council Member Ryan, the Agenda and Consent Calendar were approved as amended with all voting aye, except Council Member Dale who was absent.

2. PUBLIC HEARINGS:

- (A) **Approving the Engineer's Report, the Fiscal Year 2006-07 Annexation and Setting of Assessment Rates for the Riverwalk Subdivision (TM04-01) to the Town Center Landscape Maintenance District. (Resos: 14-2007 & 15-2007)**

The Public Hearing opened at 7:27 p.m. Finance Director McDermott presented the staff report.

ACTION: On motion of Council Member Jones, seconded by Vice Mayor Minto, the Public Testimony portion of the Public Hearing was closed with all voting aye, except Council Member Dale who was absent.

City Clerk Troyan reported one ballot was mailed to the single property owner of record and that ballot was completed and returned in compliance with the procedures governing the ballot proceeding. The ballot represents 100% of the proportionate financial obligation, and it indicated support for the assessment.

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Public Hearing was closed at 7:30 p.m. and the two Resolutions approving the Engineer's Report and declaring the assessment ballot results confirming the assessment diagram and levy were adopted with all voting aye, except Council Member Dale who was absent.

(B) Public Hearing for a Conditional Use Permit (P06-03) to Construct a Commercial Retail Building Including a Drive Through Fast Food Restaurant and Outdoor RV Storage at 10050-55 Mission Gorge Road in the GC (General Commercial) Zone. (Applicant: Tamberly Associates, LLC). (Reso 16-2007)

Council Member Ryan announced an abstention on this item due to a conflict of interest and left the Chamber.

The Public Hearing opened at 7:30 p.m. Associate Planner Rick Brady presented the staff report..

Public Speakers:

1. Steve Kowalewsky asked questions concerning drainage and requested permission to build an 8' fence so that the fence height in his yard would be consistent.
2. Barry Tupper expressed concerns with drainage near his property.
3. Michael Grant, representing applicant Tamberly Associates, LLC, addressed Council's questions and residents' concerns.

In response to Council Member Jones's question regarding the appearance of the canopy, staff indicated the design had not yet been finalized; the applicant was still working with staff. Deputy City Manager/Director of Development Services Halbert assured Council that the design will be of high quality.

MOTION: Mayor Voepel moved to Close the Public Hearing at 7:55 p.m.; approve the Negative Declaration as complete and in compliance with the provision of the California Environmental Quality Act; and amend the Resolution approving Conditional Use Permit P06-03 including a Minor Variance allowing Mr. Kowalewsky to build an 8' fence to be consistent with other fence lines on his property.

AMENDMENT: Council Member Jones requested the motion also include a condition that parking regulations be established for the area where the motorhomes will be parked.

ACTION: Mayor Voepel accepted the amendment. Vice Mayor Minto seconded the amended motion closing the Public Hearing at 7:55 p.m. approving the Negative Declaration as complete and in compliance with the provision of the California Environmental Quality Act; and adopting the amended Resolution approving Conditional Use Permit P06-03. The motion carried with all voting aye, except Council Member Ryan who abstained and Council Member Dale who was absent.

It was noted that Council Member Dale had previously registered an abstention with the City Attorney due to a conflict of interest on this project.

Council Member Dale entered the meeting at 7:56 p.m.

(C) Public Hearing to Assess and Prioritize Community Development and Housing Needs as Described in the Consolidated Plan and to Solicit Proposals for Program Year 2007 Community Development Block Grant (CDBG) Funding and Home Funds.

The Public Hearing was opened at 7:56 p.m. Finance Director McDermott presented the staff report.

Public Speakers: Speaking in support of each of their organizations and answering Council's questions were:

1. Lisa Hopewell, Santee Food Bank
2. Dr. James Johnson, Meals on Wheels
3. Sue Christopher, Crisis House
4. Ashley Fargo, Cameron Family YMCA
5. Warren Savage, Chamber of Commerce & CASA

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, at 8:18 p.m. the Public Hearing was continued to March 14, 2007 and staff directed to bring back a report relating to the CDBG requests with all voting aye.

(D) Public Hearing to Amend Section 16.20.020 of the Santee Municipal Code (Subdivision Ordinance) Regarding Residential Condominium Conversions.

The Public Hearing was opened at 8:19 p.m. Council Members stated they had read the staff report and had no questions of staff; nor did they require a verbal staff report.

ACTION: On motion of Mayor Voepel, seconded by Council Member Ryan, the Public Hearing was closed at 8:20 p.m. and the Ordinance amending Santee Municipal Code Section 16.20.020 was introduced for First Reading with all voting aye, except Council Members Dale and Jones who voted no.

3. ORDINANCES (First Reading):
See Item 2D

4. CITY COUNCIL REPORTS:

(A) Appointment of Second Alternate Representative on San Diego Association of Governments (SANDAG). (Voepel & Dale)

Mayor Voepel, who is currently the 2nd alternate on the San Diego Association of Governments (SANDAG) committee, indicated that Vice Mayor Minto has expressed an interest to serve on this committee. Mayor Voepel recommended Vice Mayor Minto be appointed as 2nd Alternate.

ACTION: On motion of Mayor Voepel, seconded by Council Member Dale, Vice Mayor Minto was appointed 2nd Alternate to SANDAG with all voting aye.

5. CONTINUED BUSINESS:

(A) Synthetic Turf Fields – Santana High School Football Stadium.

Director of Community Services Coates presented the staff report and answered Council's questions.

Public Speakers:

1. Wade Vickery, Santana High School Athletic Director, spoke in support and answered Council's questions.
2. Bob Kiesling, Grossmont Union High School District Executive Director of Facilities Management, spoke in support and answered Council's questions.
3. Mario Cabading, representing Santee Youth Football, was called up to answer Council's questions.
4. Rob McNelis expressed concerns about the City providing the funding without having pre-specified community use times.

During further discussion, staff assured Council that the City would not provide any funding until a new Joint Use Agreement is agreed upon and that the agreement would be provided to Council prior to funds being issued.

ACTION: On motion of Council Member Dale, seconded by Vice Mayor Minto, \$200,000 was allocated toward the Santana synthetic turf field project from Park in Lieu fees contingent upon successfully amending or redrafting the Joint Use Agreement with the Grossmont Union High School District with all voting aye.

(B) Item 5(B) was reordered to be heard after Closed Session.

6. NEW BUSINESS: None.

7. COMMUNICATION FROM THE PUBLIC:

- (A) WILLIAM ACOSTA** asked for assistance or guidance from the City regarding his claim that Waste Management's vehicles had damaged his private road and are claiming no responsibility for the repair.

8. CITY MANAGER REPORTS:

(A) 2006 Employee Service Awards.

City Manager Till reported on the Employee Service Awards Ceremony that took place earlier in the month. He acknowledged and thanked City employees for their dedication and service to the City and community, especially the following employees:

5 Years

Judy Brown, *Finance*

Gerardo Cerpa, *Development Services*

Barbara Crosthwaite, *Community Services*

Jason Custeau, *Fire Department*

Justin Matsushita, *Fire Department*

Tim McDermott, *Finance*

Linda Rowe, *Fire Administration*

Carl Schmitz, *Development Services*

Kathy Valverde, *City Manager's Office*

10 Years

Janet Peterson, *Development Services*

Suzanne Stephens, *Community Services*

15 Years

Christine Edwards, *Community Services*

Mark Ethridge, *Community Services*

Richard Smith, *Fire Department*

20 Years

Patsy Bell, *City Clerk's Office*

Arliss Cates, *City Manager's Office*

Cherie Meek, *Community Services*

Martin Ortega, *Community Services*

Sharon Williams, *Fire Administration*

9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 9:04 p.m. and convened in Closed Session at 9:10 p.m. with all Members present.

12. CLOSED SESSION:

(A) CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

(Gov. Code section 54956.9)

MHC Financing Limited Partnership Two v. City of Santee (Case No. 01 CV 2160)

MHC Financing Limited Partnership Two v. City of Santee (Case No. 03 CV 2225)

MHC Financing Limited Partnership Two v. City of Santee (Case No. GIC 777094)

City of Santee v. MHC Financing Limited Partnership Two (Case No. GIE 020524)

(B) CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION
(Gov. Code section 54956.9(b))
Number of Potential Cases: 1

Council Members reconvened in Open Session at 9:25 p.m. with all Members present.

Mayor Voepel reported that both items were discussed and direction given to staff.

(Reordered to be heard after Closed Session)

5. CONTINUED BUSINESS:

(B) Resolution in Opposition to a Major Power Plant in the Southeast Corner of Miramar MCAS, Appropriating Funding and Designation of a Strategy Team to Support the City's Efforts. (Reso 17-2007)

City Manager Till presented the staff report and noted information was still being gathered.

Public Speakers:

1. Rob McNelis, East San Diego County Association of Realtors, expressed support for the City to oppose the proposed power plant.
2. Paul O'Neal, NRG Energy Inc., apologized to Council Members and the City staff for not having been notified directly of the prospective project and having to learn of the project through a newspaper article. He expressed a desire to work with the City in the future.

ACTION: After discussion, on motion of Council Member Ryan, seconded by Council Member Jones, the Resolution authorizing the City Manager and the City Attorney to put in place the legal team was approved with all voting aye.

13. ADJOURNMENT: There being no further business, the meeting was adjourned at 9:38 p.m. in Memory of Sergeant Joseph Perry and Brian Fitzgerald.

Date Approved:

Linda A. Troyan, Commission Secretary
and for Authority Secretary Keith Till

MEETING DATE

March 14, 2007

AGENDA ITEM NO.**ITEM TITLE** PAYMENT OF DEMANDS**DIRECTOR/DEPARTMENT**

Tim K. McDermott/Finance

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT

Adequate budgeted funds are available for the payment of demands per the attached listing.

RECOMMENDATION

Approval of the payment of demands as presented.

ATTACHMENTS (Listed Below)

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands
Summary of Checks Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/21/07	Accounts Payable	\$1,117,887.85
02/28/07	Accounts Payable	1,657,059.84
03/01/07	Payroll	<u>397,603.96</u>
	TOTAL	<u>\$3,172,551.65</u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

Tim K. McDermott, Director of Finance

MEETING DATE: March 14, 2007

AGENDA ITEM NO.

ITEM TITLE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SECTION 16.20.020 OF THE CITY OF SANTEE MUNICIPAL CODE REGARDING RESIDENTIAL CONDOMINIUM CONVERSION.

DIRECTOR/DEPARTMENT Linda A. Troyan, MMC, City Clerk

SUMMARY

The introduction and first reading of the above-entitled Ordinance was approved at a Regular Council Meeting on February 28, 2007.

The Ordinance is now presented for second reading by title only, and adoption.

Vote at First Reading:	AYES:	MINTO, RYAN, VOEPEL
	NOES:	DALE, JONES
	ABSENT:	NONE

FINANCIAL STATEMENT N/A

RECOMMENDATION

Approve Ordinance for adoption.

ATTACHMENTS (Listed Below)

Ordinance

ORDINANCE NO. 464

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING SECTION 16.20.020 REGARDING RESIDENTIAL CONDOMINIUM CONVERSION

WHEREAS, the City Council finds and determines that additional fire safety upgrades are appropriate and necessary when units are converted to condominiums; and

WHEREAS, the City Council seeks to give applicants for condominium conversions further direction on required improvements, particularly interior improvements and exterior improvements to architecture; and

WHEREAS, the City Council recognizes that approval of a residential condominium conversion may potentially cause displacement of existing tenants, which can be costly to tenants who may then be required to relocate; and

WHEREAS, the City Council finds and determines that relocation assistance must be provided to displaced tenants in order to protect the public health, safety and welfare; and

WHEREAS, as required by state law, the San Diego County Regional Airport Authority has received notification of the Municipal Code Amendment together with an application for a Determination of Consistency with the Gillespie Field Comprehensive Land Use Plan, and has not objected to the City moving forward with the Amendment at this time; and

WHEREAS, the City Council recognizes that existing tenants of units subject to conversion may require notice of certain steps in the conversion process over and above the notice required by general state law, so that affected tenants are adequately informed about their rights throughout the conversion process; and

WHEREAS, the City of Santee currently ranks second lowest in the region in the percentage of its housing stock that consists of for-rent apartments, with approximately 16 percent of housing in the City being for-rent apartments; and

WHEREAS, none of the estimated 4,700 housing units currently anticipated to be constructed in the City in the near future will be for-rent apartments; and

WHEREAS, the City Council finds that affordable rental housing, particularly for-rent apartments, is a unique and important product in the City's real estate market,

THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1. Section 16.20.020, Subsection (C)(2)(k) is hereby amended in its entirety to read as follows:

"k. Smoke detectors shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When a dwelling unit has more than one story, a smoke detector shall be installed on each story. Smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. Smoke detectors within bedrooms shall include a visual notification device to notify hearing impaired occupants;"

ORDINANCE NO. 464

Section 2. Subsection (C)(2)(l) and (m) is hereby added to Section 16.20.020 to read as follows, and Subsection (C)(2) of Section 16.20.020 is hereby renumbered accordingly:

“(l) Each unit in the building or complex shall be retro-fitted for fire sprinklers, unless the applicant for conversion demonstrates to the satisfaction of the City Council that the costs of retro-fitting a specific building or complex would be significantly higher than average costs of retro-fitting or would cause unusual structural defects or similar problems;”

“(m) Basements and every bedroom shall have at least one operable window or door approved for emergency escape or rescue. Windows provided for emergency escape or rescue shall comply with minimum sill height and opening size requirements in the prevailing Building Code.”

Section 3. Subsection (C)(3) is hereby added to Section 16.20.020 to read as follows, and Subsection (C) of Section 16.20.020 is hereby renumbered accordingly:

“(3) The project shall include interior and exterior improvements as may be required by the City Council for approval of the conversion. Required interior and exterior improvements may include, but are not limited to: new paint, new roofs, new window treatments, added wainscot materials, trellises, added wall or window articulation, and other similar improvements. The following building components or systems must be replaced if they have been identified as having 5 years or less of remaining life in the physical inventory report: roof coverings, exterior wall and floor coverings and finishes, water systems, water heating systems, metal drain piping systems, and cooling and heating mechanical systems.”

Section 4. Subsection (C)(6) is hereby added to Section 16.20.020 to read as follows, and Subsection (C) of Section 16.20.020 is hereby renumbered accordingly:

“(6) Each tenant of an apartment which the owner intends to convert to a condominium who receives a notice of intent to convert pursuant to Section 66452.9 of the Subdivision Map Act, and who is still a tenant in the apartment building at the time the City approves the conversion pursuant to this Chapter shall be entitled to receive a sum equal to three months’ rent, based on the current area “fair market rent” for apartment size based on the number of bedrooms, as established by the U.S. Department of Housing and Urban Development. The appropriate sum under this subdivision shall be paid by the subdivider as defined by the apartment lease agreement no later than the date on which the 30- or 60-Day Notice to Vacate, as applicable under the Subdivision Map Act, is served to the tenant. The subdivider shall provide notice to the tenant of his/ her right to receive assistance under this subdivision pursuant to the tenant notice requirements of this Chapter and of the Subdivision Map Act.”

Section 5. Section 16.20.020, subsection (E)(1) is hereby amended in its entirety to read as follows:

“(1) That the conversion of the residential project is desirable and consistent with the goals and objectives in of the Housing Element of the General Plan in that approval of the conversion will not result in the loss of lower income multi-family housing stock in the City, and that it would not result in exceeding a limit on conversion of existing apartment units to condominiums, where such limit is the number equal to 50% of the yearly

ORDINANCE NO. 464

average of apartment units constructed in the City in the previous two fiscal years;"

Section 6. The City Council hereby authorizes and directs the City Clerk to undertake such actions as may be reasonably necessary or convenient to the carrying out and administration of the actions authorized by this Ordinance.

Section 7. This Ordinance shall become effective thirty (30) days after its passage.

Section 8. The City Clerk is directed to publish notice of this Ordinance as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, held the 28th day of February 2007, and thereafter **ADOPTED** at a Regular Meeting of said City Council held the 14th day of March 2007, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, MMC, CITY CLERK

MEETING DATE March 14, 2007

AGENDA ITEM NO.

ITEM TITLE **APPROVAL OF CONTRACT CHANGE ORDER TO TETRA TECH
CONTRACT FOR STAFF SERVICES SUPPORT.**

DIRECTOR/DEPARTMENT Gary Halbert/Development Services

SUMMARY

This item requests City Council approve a change order for \$40,000 to the existing consulting services contract with Tetra Tech, to provide supplemental staff services. To expend City funds, City Council needs to approve change orders for any amount over \$10,000.

Currently, the consulting firm of Tetra Tech is providing supplemental staff services two days a week in support of Sky Ranch, Fanita and Riverview Office Park. This change will allow Tetra Tech to provide service three days a week. To date, these services have been paid for through developer deposits.

The department is now facing a staff shortage with the Principal Civil Engineer in charge of Capital Improvement Projects position vacant and the Principal Civil Engineer in charge of Land Development on extended family leave for three months.

This change will supplement the developer funding and allow for the Tetra Tech engineer, Brad Nguyen to provide additional support through June or July.

FINANCIAL STATEMENT

The cost of this contract change order will be funded from salary and benefit cost savings due to the vacant Principal Civil Engineer position in the Development Services Department budget in the General Fund.

RECOMMENDATION

Approve the requested change order and authorize the City Manager to execute the change order on the City's behalf.

ATTACHMENTS

None

MEETING DATE March 14, 2007

AGENDA ITEM NO.

ITEM TITLE AUTHORIZE RECONVEYANCE OF A PORTION OF PARCEL 1 OF
PARCEL MAP 15458.

DIRECTOR/DEPARTMENT Gary Halbert, Development Services

SUMMARY

This item requests City Council authorize transfer of 2,190 square feet of excess property from the Forester Creek project to an adjoining property owner, James Adamo.

James Adamo is successor in interest to Southland Envelope. At the time of development of the Southland Envelope site on Cuyamaca Street just north of Prospect Avenue (APN 384-311-41), Parcel Map 15458 was recorded and Parcel 1 of said parcel map was conveyed to the City for the future improvement of Forester Creek. The subject 2,190 sq. ft. of property is not needed for the Forester Creek project and staff is recommending that the property be returned to Mr. Adamo in accordance with Section 66477.5 of the Subdivision Map Act. This section of the map act states that if a local agency determines the public purpose for which the property has been dedicated no longer exists they shall reconvey the property to the subdivider or their successor in interest.

The amount of square footage, while small, is located at the west end of Mr. Adamos' existing building and would help improve circulation near an existing loading dock. Mr. Adamo has executed and delivered to the City several easements through his property necessary for the construction of Forester Creek at no cost to the City.

FINANCIAL STATEMENT

None

RECOMMENDATION

Authorize the Deputy City Manager/Director of Development Services to execute a Grant Deed or Quit Claim Deed to convey the excess property subject to approval as to form of the City Attorney.

ATTACHMENTS

None.

**FORESTER CREEK BOUNDARY ADJUSTMENT
STAFF REPORT
March 14, 2007**

During design of the Forester Creek Improvement project, a mapping error was discovered between the common property line of City-owned assessor's parcel #384-311-40 and privately-owned assessor's parcel #384-311-41. The City-owned parcel is within the area of the creek including channel slopes and bottom. The property in question is located at the top of the channel slope and was improved by the private property owner. A fence is located on the presumed property line, which does not agree with the actual property line.

Staff proposes to adjust the property line to the location of the fence line. This results in approximately 2,190-square feet of land being transferred from the City-owned parcel to the privately owned parcel. The property is not needed for the creek improvements. It is located along the north side of the channel with no access to the street and is a maximum of 20-feet wide. The property is of no apparent benefit to the City and would likely result in a maintenance liability.

In exchange for adjusting the boundary, the property owners have agreed to dedicate three easements to the City which are needed for the Forester Creek Improvement project. The property owner has agreed to dedicate a 1,410-square foot drainage easement and a 220-square foot maintenance and drainage easement, which are needed to install storm drain facilities necessary for Forester Creek. In addition, the property owner has agreed to dedicate a 379-square foot sewer easement, which the City is required to obtain for Padre Dam Municipal Water District to allow relocation of one of their facilities which is currently within an easement.

Appraisal, escrow and legal costs to acquire the easements and transfer of the property are estimated to exceed \$25,000. It is expected that this is more than the value of the property; therefore, exchanging the property and easements would result in an overall cost savings to the City. Staff recommends that Council approve the boundary adjustment.

MEETING DATE March 14, 2007

AGENDA ITEM NO.

ITEM TITLE AUTHORIZATION TO CLOSE STOYER DRIVE AND APPROPRIATION OF DRAINAGE FEES FOR REPLACEMENT OF A FAILED CORRUGATED METAL PIPE IN STOYER DRIVE (CIP 2007-20)

DIRECTOR/DEPARTMENT Gary Halbert, Development Services

SUMMARY

This item requests City Council authorization to close a portion of Stoyer Drive between Carlton Hills Boulevard and Pike Road for approximately 30 days to facilitate emergency replacement of a failed storm drain pipe and to appropriate drainage fees to fund the cost of replacement of the storm drain.

During the reconstruction of Stoyer Drive as part of the City's Pavement Repair and Rehabilitation project, a 24" corrugated metal pipe (CMP) storm drain collapsed. The existing pipe is deficient in its carrying capacity and its replacement will be upsized to 36" reinforced concrete pipe to handle the 100 year flood capacity. Because of the depth of the pipe (12') as it crosses Stoyer Drive, the repair work will require a complete closure of Stoyer Drive between Carlton Hills Blvd and Pike Road for approximately 30 days to complete the improvements. The current repair strategy will allow for pedestrian only traffic to pass through the work zone during school hours allowing school children to access Carlton Hills Elementary School. The Vice Principal of Carlton Hills Elementary School has been contacted and is aware of the repairs.

The cost of the repair is approximately \$76,000. Currently the CMP Storm Drain Replacement Program CIP 2007-20 has \$50,000 appropriated for storm drain replacements. Additional funding is required, staff is requesting an additional appropriation up to \$50,000 to cover the gap and ensure adequate funding is available to address any contingencies.

FINANCIAL STATEMENT

Adequate funds are available in the drainage fee program for the requested appropriation.

RECOMMENDATION

Approve the closure of Stoyer Drive from Carlton Hills Blvd to Pike Road for approximately 30 days and appropriate up to \$50,000 in additional drainage fees to cover the replacement of the pipe.

ATTACHMENTS

None

MEETING DATE**March 14, 2007****AGENDA ITEM NO.**

ITEM TITLE **CONTINUED PUBLIC HEARING FOR SELECTION OF COMMUNITY DEVELOPMENT AND HOUSING PROGRAMS AS DESCRIBED IN THE 2005-2010 CONSOLIDATED PLAN FOR PROGRAM YEAR 2007 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING**

DIRECTOR/DEPARTMENT

Tim K. McDermott/Finance

SUMMARY

An initial public hearing was held on February 28, 2007 in order to assess and prioritize community development and housing needs as described in the Consolidated Plan and to solicit CDBG funding proposals for program year 2007 (fiscal year 2007-08). The public hearing was continued until March 14, 2007 at which time program funding allocations were to be determined by the City Council.

At this time the City's funding for CDBG Program Year 2007 has not yet been determined by the U.S. Department of Housing and Urban Development (HUD). As such staff recommends continuing this public hearing until April 11, 2007 at which time the amount of available funding will be known.

Attached is an application for funding which was received by the City on March 1, 2007. This application may be considered for funding at the discretion of the City Council.

FINANCIAL STATEMENT

No fiscal impact at this time.

RECOMMENDATION

Continue the public hearing until April 11, 2007.

ATTACHMENTS (Listed Below)

1. Application for Funding (1)

MEETING DATEMarch 14, 2007**AGENDA ITEM NO.**

ITEM TITLE PUBLIC HEARING FOR THE RANCHO FANITA VILLA PROJECT CONSISTING OF A TENTATIVE MAP (TM05-05) AND DEVELOPMENT REVIEW PERMIT (DR05-07) TO DEVELOP 24 CONDOMINIUMS ON A 1.96 ACRE SITE, ON THE EAST SIDE OF MARROKAL LANE IN THE R7-MEDIUM DENSITY (JAMES MENG)

DIRECTOR/DEPARTMENT

Gary Halbert, Development Services

SUMMARY

The proposed project is the development of 24 condominiums in six, two-story buildings. A pool and landscaped picnic area are also proposed as common area amenities for the project. Four different floor plan types are proposed ranging in size from 1,075 square feet (2 bedroom, 2 bath) to 1,700 square feet (4 bedroom, 2.5 bath). Access to the project will be provided by Marrokal Lane, currently a gravel and asphalt covered private road. Marrokal Lane will be widened and improved to public street standards, including pavement, curb, gutter, and sidewalk.

In response to neighbor inquiries, the City Attorney's office has determined that the project site has legal right to use the Marrokal Lane easement for access and utility purposes. Issues addressed in the staff report pertain to site layout and building design to address compatibility with existing single family residences and a mobile home park which abut the site to the north, south and west.

ENVIRONMENTAL REVIEW

A Negative Declaration dated February 1, 2007 has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and is recommended for approval.

FINANCIAL STATEMENT

Staff costs to process the Tentative Map and Development Review Permit (TM06-04, DR06-15) are paid by application fees of \$ 9,907.50. Development Impact Fees will total \$ 330,384.00.

RECOMMENDATION

1. Conduct and close the public hearing.
2. Approve the Negative Declaration (AEIS05-14) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve Tentative Map TM05-05 and Development Review Permit DR05-07 per the attached resolutions.

ATTACHMENTS (Listed Below)

Staff Report
Initial Study
Negative Declaration
Resolution for TM05-05
Resolution for TM05-07
Figures 1-6
City Attorney Letter
Letter from Lynda Marrokal

STAFF REPORT
TENTATIVE MAP TM05-05/DEVELOPMENT REVIEW PERMIT DR05-07/
CITY COUNCIL MEETING MARCH 14, 2007

Notice of the Public Hearing was published in East County Californian on **March 1, 2007**, and adjoining owners of property within 300 feet were notified by U.S. Mail on **March 1, 2007**.

SITUATION AND FACTS

1. Requested by James Meng
2. Land Owner..... James Meng
3. Type and Purpose of Request... Tentative Map TM05-05 to create 24 condominium units and one common lot on a 1.96 acre site, and Development Review Permit DR06-15 for the construction of 24 two-story multi-family dwellings, a pool and a picnic/passive recreation area. (Project Density: 12.24 DU/gross acre)
4. Location..... The east side of the Marrokal Lane approximately 400 feet north of Mission Gorge Road
5. Site Area Approximately 1.96 acres
6. Existing Zoning..... R7 Medium Density Residential (7-14 dwelling units/gross acre)
7. Surrounding Zoning..... North: R7 Medium Density Residential (7-14 DU/gross acre)
South: R7 Medium Density Residential (7-14 DU/gross acre)
East: P/OS Park Open Space
West: R2 Low Density Residential (2-5 DU/gross acre) And Mobile Home Park Overlay zone
8. General Plan Designation R7 Medium Density Residential (7-14 dwelling units/gross acre)
9. Existing Land Use Undeveloped land
10. Surrounding Land Use..... North: Single family home and Vista Del Rio condominiums
South: Single Family Home
East: undeveloped land
West: Mission Gorge Villa mobile home park
11. Terrain..... Gently sloping topography sloping down from southwest to northeast
12. Environmental Status..... Negative Declaration (AEIS 05-14) dated February 1, 2007
13. APN..... 383-112-33 & 34
14. Within Redevelopment Area..... Yes

BACKGROUND

Project Description

The proposed “Rancho Fanita Villa” project includes a Tentative Map to subdivide the 1.96 acre site into 24 condominium units and a common lot, and a Development Review Permit for the construction of 24 two-story multi-family residential units, a swimming pool, and a landscaped picnic area near the middle of the project site.

The 24 condominium units are configured in six buildings including three four-plexes, one-six plex, and two three-plexes. Four different floor plans are proposed ranging in size from 1,075 square feet (2 bedroom, 2 bath) to 1,700 square feet (4 bedroom, 2.5 bath). Twenty-two of the condominium units will have three or more bedrooms. All units will have two-car garages and nine guest parking spaces are centrally located on the site.

The architectural materials of the proposed buildings include the use of wood siding and stucco walls with stone veneer accent columns, balconies, and tile shingle roofs. Three different color schemes are proposed each with variations in stucco and siding color, and stone veneer. The variation in color schemes avoids having two adjacent buildings with the same scheme.

The western 30 feet of the site is the Marrokal Lane private road easement which will be improved to local street standards along the site’s frontage, and extended north to connect to existing street improvements.

Site and Surrounding Conditions

The site is currently undeveloped and gently slopes down to the northeast. An existing two-story single family home is located immediately north of the site with two-story condominiums in the Vista Del Rio development beyond that. An existing one-story single family dwelling is situated to the south of the site, and mobile homes are located to the west across Marrokal Lane. Undeveloped land which is zoned for park/open space, is east of the subject property. Both single family homes adjacent to the site are located in the R7 Medium Density Residential zone.

Marrokal Lane

Marrokal Lane extends south from Mission Gorge Road approximately 550 feet. The northerly 280 feet of Marrokal Lane, adjacent to the Vista del Rio condominium project, is a public road that was improved to local road standards when the project was constructed. Beyond that, Marrokal Lane becomes a 30-foot wide gravel and asphalt road providing access to two properties with existing homes. The southern end of Marrokal Lane (which is located on the south property line of the project site) is presently locked and gated and would continue remain this way until the property to the south of the project site is redeveloped and improved access extended.

In 1998, the City Council approved a Conditional Use Permit Major Revision for the construction of a church (St. George Antiochian Church) on a site with frontage on Prospect Avenue. This approval required street dedication and street improvements for Marrokal Lane along the western edge of the church property. The intent of this requirement was to facilitate the improvement of Marrokal Lane and to ultimately provide a connection between Mission Gorge Road and Prospect Avenue. The Conditional Use Permit expired several years ago.

In 2003, the merit of the Marrokal Lane connection was revisited with the General Plan Update. The General Plan Update Traffic Study concluded that such a connection would not benefit the Levels of Service on any of the surrounding streets, but would serve as a convenient route between Prospect and Mission Gorge Road. As with the subject application, the extension of Marrokal Lane would be assessed with any future development applications on the church and intervening properties.

2003 General Plan Update

In 2003, several properties throughout the City of Santee were considered for land use changes as part of the General Plan 2020 update. The existing Medium Density Residential R-7 designation in this area was considered appropriate for these properties given the multiple-family residential development at Mission Gorge Road and Marrokal Lane (Vista del Rio condominiums). The R-7 Zone remained unchanged for these properties and was even expanded to include the 3.6-acre property south of the project site (change from R-2 to R-7) given its size and potential to be redeveloped with a high quality multiple-family project. .

ANALYSIS

Access and Utility Rights

Marrokal Lane is an existing 30' wide private road easement that crosses the western end of the subject property. Concerns were raised by the property owner to the north (Marrokal Trust) that the project site does not have legal access rights or utility rights across the Marrokal Lane easement. The City Attorney's office evaluated the easement documents for the subject property and determined that the project site has both legal access and utility rights within the Marrokal Lane easement (see attached letters from Lynda Marrokal and the City Attorney).

Land Use/Zone

The owner of the property north of the project site, the Marrokal Trust, is considering submitting a request to amend the existing land use designation, from R-7 to R-2 along the east side of Marrokal Lane. The purpose of this request would be to maintain the existing single-family character of these properties.

The R-2 zone has a density range of two to five dwelling units per gross acre. Staff assessed development of the subject property under R-2 regulations for comparison purposes. Development standards in the R-2 and R-7 Zones include maximum building height, at 35 feet, a front yard setback minimum at 20 feet, and an exterior side yard setback of 10 feet. Differences include a side yard setback in the R-2 zone at 5 feet, and 10 feet in the R-7 Zone. On-site recreational amenities are not required in the R-2 Zone but are required in the R-7 Zone.

The R-2 Zone could allow up to nine homes to be built on the 1.96-acre site. The proposed development consists of 6 buildings in varying sizes, with a 20-foot landscaped setback off Marrokal Lane and 15-foot side yard setbacks where a minimum of 10 feet is the requirement. It is interesting to note that the bulk and scale of development in accordance with the R-2 Zone could approximate the proposed development of the Rancho Fanita Villa project.

Surrounding Land Use Compatibility

In consideration of neighborhood character, staff worked for over a year with the applicant to present a quality design compatible with the existing and future development planned to occur in accordance with the General Plan.

The proposed 28.5 foot height of the proposed development is consistent with the 35-foot height limit of the R7 Medium Density Residential zone, and provides 15-foot side and rear yard setbacks which exceed the 10-foot setback requirements for the R7 zone. In addition, the project meets the 55% coverage limitation of the R7 zone. The height and scale of the Rancho Fanita Villa development is similar to the scale and height of the two-story Vista Del Rio condominium project north of the site.

The visual impact of the proposed development is further mitigated by proposed landscaping on the project site between proposed buildings consisting of 24 inch box screen trees, shrubs, and ground cover. The project also includes a condition to provide a six-foot high decorative block wall along all property lines to serve as a buffer to adjacent uses. The high quality architecture with varied color schemes will add architectural variation to the existing residential community.

The combination of high quality architecture, larger than required setbacks, perimeter landscaping, and a decorative masonry wall address consistency with the character of the immediate area and compatibility with surrounding land uses.

Traffic

According to SANDAG traffic trip generation rates, the proposed project is expected to generate approximately 192 average daily trips (ADT), including 15 trips during the morning peak hour and 19 trips during the afternoon peak. The extension of Marrokal Lane to the north to connect to existing public improvements is required as a condition of approval to provide adequate access. The traffic generated by the project will not affect the Level of Service (LOS) on Mission Gorge Road, which currently operates at LOS A between West Hills Parkway and State Route 52 on/off ramps.

Street Access and Sidewalk Improvements

Widening of Marrokal Lane including pavement, curb, gutter, sidewalk, and street lighting will be required for the portion of Marrokal Lane that crosses the project site. Marrokal Lane will also be improved with half-street improvements, where it crosses the adjacent property to the north of the project site (for a length of approximately 100 feet) as a condition of project approval to connect to existing public street improvements to the north that are adjacent to the Vista del Rio condominiums.

School Route

This project will be served by Chet F. Harritt Elementary School, located at the intersection of Arlette Street and Big Rock Road. The most direct and safest route to school for residents of the project would be north on Marrokal Lane, west on Mission Gorge Road, and south on Mesa Road. With the exception of the adjacent residential property north of the project site, the entire route has sidewalks. As a condition of project approval, a sidewalk will be installed on the west side of Marrokal Lane on the adjacent property to the north, which will eliminate the gap in sidewalk improvements.

Drainage and Water Quality

A Preliminary Drainage Study was prepared and proposes a private storm drainage facility with three stormwater detention basins. The first basin conveys a portion of the runoff directly to the existing 36-inch storm drain in Marrokal Lane. The second basin conveys a portion of the runoff to an onsite retention/desilting basin first, then to Marrokal Lane as surface runoff which eventually enters the storm drain system at Mission Gorge Road. The third basin conveys a portion of the on-site runoff and off-site runoff along the south property line to multiple outfall points along the east property line in the northerly direction, which eventually reaches Mission Gorge Road, then heads west and enters the storm drain system located at the intersection of Mission Gorge Road and Marrokal Lane.

Storm water treatment will be provided on-site prior to discharge into the public storm drainage system. Grass lined swales and a retention/desilting basin are proposed on-site to treat the storm water runoff. With water quality treatment, impact from the increased storm water runoff from the project has been determined to not be significant.

ENVIRONMENTAL REVIEW

A Negative Declaration was available for public review and comment from February 8, 2007 to February 28, 2007 and no objections were raised. A full discussion of the environmental issues is included in the attached initial study. The Negative Declaration is recommended for approval.

ESTIMATED FEES

Development of the proposed project will require the payment of the following Development Impact Fees.

1. Drainage Fees - \$ 36,144.00
2. Traffic Impact and Traffic Signal Fees - \$ 57,696.00
3. Park In-Lieu Fees - \$ 129,864.00
4. Public Facilities Fees - \$ 106,680.00

STAFF RECOMMENDATION

1. Conduct and close the public hearing.
2. Approve the Negative Declaration (AEIS 05-14) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve Tentative Map TM05-05 and Development Review Permit DR05-07 per the attached resolutions.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE APPLICATION OF JAMES MENG
FOR DEVELOPMENT REVIEW PERMIT DR05-07 TO
CONSTRUCT TWENTY-FOUR, TWO-STORY MULTI-FAMILY DWELLING UNITS IN SIX
BUILDINGS, A POOL, AND PICNIC AREA ON A 1.96 ACRE PROPERTY LOCATED ON
THE EAST SIDE OF THE MARROKAL LANE IN THE R7 ZONE
APN: 383-112-33 & 34
(RELATED PROJECT NUMBER TM05-05)**

WHEREAS, on January 8, 2007 James Meng submitted a complete application for Development Review Permit DR05-07 to construct 24 two-story multi-family residential dwelling units in six buildings, a pool, and picnic/passive recreation area, concurrent with Tentative Map TM05-05 for the subdivision of 1.96 gross acres into 24 condominium units and one common lot located in the R7 (Medium Density Residential) Zone; and

WHEREAS, the San Diego County Regional Airport Authority (SDRAA) was notified of the proposed Tentative Map and Development Review Permit for a 24 unit condominium project on the project site, and determined that a Determination of Consistency was not required, because the project is located outside the Gillespie Field Airport Influence Area as documented in an SDRAA letter dated May 13, 2005; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Development Review Permit DR05-07 and Tentative Map TM05-05 that determined that the project as designed, and as conditioned, will not result in a significant adverse impact upon the environment and a Negative Declaration was prepared and advertised for public review from February 8, 2007 to February 28, 2007 and no comments were received; and

WHEREAS, the Director of Development Services scheduled Development Review Permit DR05-07 and Tentative Map TM05-05, for public hearing on March 14, 2007; and

WHEREAS, on March 14, 2007 the City Council held a duly advertised public hearing on Development Review Permit DR05-07 and Tentative Map TM05-05; and

WHEREAS, the City Council considered the Staff Report, and considered all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows.

Section 1: Development Review Permit DR05-07 will not result in a significant adverse impact upon the environment and a Negative Declaration (AEIS 05-14), dated February 1, 2007 is approved.

Section 2: The findings in accordance with Section 66020(c) of the State Government Code for Development Review Permit DR05-07 are made as follows:

- A. The payment of fees is needed as a direct result of the proposed development to protect the public health, safety and welfare as identified below:
 - 1. On-site drainage improvements will be provided as well as drainage fees (approximately \$36,144.00) will be paid for the increase in surface water run-off, and
 - 2. Traffic Impact and Traffic Signal fees (totaling approximately \$57,696.00) will be paid to mitigate the additional traffic resulting from this approval, and
 - 3. Park-In-Lieu fees (approximately \$129,864.00) toward the future construction of parks shall be provided to mitigate the impact on City parks, and
 - 4. Public Facilities fees (approximately \$106,680.00) will be paid to mitigate the additional impacts on public facilities from this approval.

Section 3: The findings in accordance with Section 17.08.080 of the Santee Municipal Code for Development Review Permit DR05-07 are made as follows:

- A. That the proposed project as conditioned meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code.
- B. That the proposed development is compatible with the Santee General Plan in that multi-family attached residential units are permitted within the R7 Medium Density Residential

land use designation and zoning category of the subject site and public services and facilities will be available to serve the development.

- C. That the proposed development, as conditioned, complies with each of the applicable provisions of the Development Code because all development standards are met, including lot size and dimensions, landscaping, lot coverage, and building setbacks, resident and guest parking, the project design is consistent with the requirements of the Fire Code, and all proposed private improvements will meet the public works standards of the City.

Section 4: The James Meng application for Development Review Permit DR05-07 to construct 24 multi-family dwellings on the east side of Marrokal Lane (APN: 383-112-33 & 34) is hereby approved, subject to the following conditions:

- A. The applicant shall obtain approval of Tentative Map TM05-05.
- B. All construction shall be to the satisfaction of the Director of Development Services, and in substantial conformance with the tentative map, preliminary grading plan, and conceptual landscape plan, and architectural elevations, dated January 8, 2007, and preliminary floor plans dated October 30, 2006, consisting of ten (10) sheets, and with the materials and color samples, except as amended by the conditions contained herein.
- C. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
- D. Minor or Major Revisions to the Development Review Permit, such as changes to the building elevations, building layout or parking or landscaping design, shall be approved by the Director of Development Services, unless in the Director's judgment a Major Revision should be reviewed by the City Council.
- E. Prior to obtaining a Building Permit to construct any buildings and structures subject to Development Review Permit DR05-07, the applicant shall comply with the following conditions:
 - 1. A Notice of Restrictions shall be recorded which discloses the conditions of Tentative Map TM05-05, Development Review Permit DR05-07, and existing zoning regulations to the future property owners. The form and content of said document shall be approved by the Director of Development Services.
 - 2. Prior to the issuance of a building permit, property Covenants, Conditions, and Restrictions (C, C & R's) shall be submitted to the Department of Development Services for approval by the City Attorney and the Director of Development Services.
 - 3. The applicant shall pay appropriate fees to the Santee Elementary School District and Grossmont Union High School District.
 - 4. The applicant shall complete the following, or have plans submitted and approved by the Fire Department. All plans submitted to the Fire Department shall include the Fire

Department conditions of approval.

- a. Provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials. Additionally, all underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed prior to the delivery of construction materials. An emergency access plan for the site shall be submitted for approval prior to construction.
- b. Provide a minimum 26' wide, paved "fire lane" access roadway throughout the development as indicated. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Additionally, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the Fire Department prior to installation. Red stripes with white stenciled letters shall also be painted in front of garages along fire lanes as well (parking is not allowed in front of garages within fire lane areas).
- c. If vehicular gates are proposed for the project they shall be equipped with "Opticom" strobe emergency vehicle access devices and Knox key switches for gate override. All gates shall also have a manual release device or other means to open the gate upon power failure.
- d. Address numbers shall be placed near the roofline of all structures visible from the street. Numbers shall be block style, 15" in height, black in color (or other approved color), in contrast with their background. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. EXACT LOCATION AND COLOR TO BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- e. The buildings are required to be constructed with approved automatic fire sprinkler systems installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the sprinkler system has 100 heads or more, the automatic fire sprinkler systems are required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.
- f. Provide a Potter "SASH-120", all weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation. The horn/strobe is to be installed near the address placement for the building. Exact installation location of the horn/strobe is to be determined by the Fire Department prior to installation.

- g. Each building shall have one, 2 ½ Fire Department (female) Connection (FDC) for pumping the fire sprinkler system. The location of the FDC shall be approved by the Fire Department prior to installation.
 - h. Each building or address (equipped with an automatic fire sprinkler system) shall have an enclosed, fire sprinkler riser room or enclosure accessible from the outside of the building or address. The exact size and location of the riser room or enclosure shall be approved by the Fire Department prior to construction. This room shall contain the fire sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems.
 - i. A Double Detector Check Valve Assembly for Fire Sprinkler Service device that supplies water to the automatic fire sprinkler systems shall be placed in an approved location. The assembly shall be equipped with a chain and breakaway locks for security. If the buildings are equipped with central station monitoring of the sprinkler systems, the control valves on the device shall be monitored for tamper of the valves. One RPDA may be used for multiple buildings.
 - j. One Commercial fire hydrant located on Marrokai Lane is required for the development (as shown). The hydrant shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute for 3 hours. The hydrant shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. The concrete pad for the hydrant shall be constructed per Fire Department standards. Exact location of the required hydrant is to be determined by the Fire Department prior to installation.
 - k. A minimum of one, 2A10BC fire extinguisher shall be located on the front (or other approved location) of each building in an approved fire extinguisher cabinet. Exact extinguisher location to be determined by the Fire Department prior to installation.
 - l. If the pool will have an equipment room with the storage of chlorine or other chemicals, a NFPA 704 sign for labeling of hazardous materials use, handling or storage shall be provided. Exact location of signage to be approved by the Fire Department prior to installation.
5. Applicant shall obtain Final map approval and record the Final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.
6. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report,

which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans.

7. All CC&R's shall be submitted to Department of Development Services for approval by the City Attorney and the Director of Development Services and recorded prior to occupancy of any unit to ensure consistency with City codes and applicable project permits and approved plans. A recorded copy shall be provided to Department of Development Services prior to the occupancy of first residential unit. The provisions of the CC&R's shall include the following:
 - a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said areas until such time as the operation and maintenance of said areas is assured by some public agency, district, corporation or legal entity approved by the City Council.
 - b. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.
 - c. The statement that the City has the right, but not the obligation, to provide for the maintenance of all slope areas if the homeowner association fails to perform its maintenance obligation by the City, cost for such service shall become a lien upon the property and/or each lot, as appropriate.
 - d. Disclosure of assessments that may be levied against future property owners, such as street lighting districts, or other improvement district assessments.
 - e. A statement that the entitlements contain an approved Landscaping and Wall/Fence Plan pursuant to DR05-07 and that revisions to the perimeter fence plan shall require approval from the Director of Development Services.
 - f. Disclosure that the property to the east of the project site is located in the Park/Open Space zone and may be developed with public park facilities, including ball fields.
8. Each home shall contain pre-plumbing and a storage space for a solar water heater per requirements of the Energy Code.
9. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:

a. Drainage	\$36,144	or	\$1,506/unit (estimated)
b. Traffic	\$53,376	or	\$2,224/unit
c. Traffic Signal	\$4,320	or	\$180/unit
d. Park-in-Lieu	\$129,864	or	\$5,411/unit
e. Public Facilities.	\$106,680	or	\$4,445/unit

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the Director of Development Services for use in calculating the final fee amounts. Fee rates include annual adjustment based on the San Diego Consumer Price Index (CPI).

10. Any construction trailer located on the project site to provide a job office during construction of the warehouse building shall:
 - a. Comply with applicable Fire and Building codes.
 - b. Install one 2A10BC fire extinguisher inside the structure mounted so that the bottom of the extinguisher is 4 feet above the floor. Install an arrow sign above the extinguisher so that the bottom of the sign is mounted 6 feet above the floor.
11. Should a temporary sales office and/or model home complex be utilized on site, the following conditions shall apply:
 - a. Prior to the issuance of a building permit for the sales office:
 - 1) Comply with applicable Fire and Building Codes.
 - 2) Obtain approval of a site plan showing landscaping, parking, vehicular and pedestrian access, and trap fencing, if applicable, for the sales office from the Planning Division and the Fire Department.
 - 3) Obtain approval from the Planning Division for the hours of operation of the temporary sales trailer and length of anticipated operation until the project is completed.
 - 4) Obtain all necessary building permits, complete all inspections, and obtain final approval by the Fire Department and Development Services Department.
 - 5) Install a minimum of one 2A10BC fire extinguisher inside the temporary sales trailer.
 - 6) Maintain a minimum clearance/access of 26-feet for purposes of fire and emergency access to the satisfaction of the Fire Department.
 - 7) All disabled access requirements to the temporary sales trailer shall be provided to the satisfaction of the Building Division of the Department of Development Services.

- 8) Flags, pennants, or other on-site advertising shall comply with the Sign Regulations of the Municipal Code. Note: Flags are permitted in conjunction with any approved residential subdivision sales office, subject to the following limitations:
 - a. A maximum of 6 flags are permitted.
 - b. Each flag must be affixed to a standard implanted into the ground. Flags shall be no higher than 18 feet above existing grade.
 - c. Maximum flag size shall be 3 feet by 5 feet and flags shall be maintained in good condition. Torn or worn flags shall be replaced.
 - d. Flag Poles must be located outside the public right-of-way.
 - e. The proposed temporary project entry signage may be a maximum of 32 square feet in area.
 - 9) Sidewalks and streets which provide parking and access to the sales office shall be cleared of dirt and construction debris.
- b. Upon establishment of the temporary sales trailer, the following conditions shall apply:
- 1) The parking, sidewalks and streets that serve the sales trailer shall be maintained free of dirt and construction debris.
 - 2) Within 72 hours of obtaining occupancy for the model home complex, the trailer for the temporary sales office shall be removed from the subject property.
 - 3) The temporary sales trailer shall be used only for transactions involving the sale of lots and/or structures within the tract in which the sales office is located.
- c. Prior to the issuance of a building permit for the model home complex, the following conditions shall apply:
- 1) Show the installation of a minimum of one 2A10BC fire extinguisher inside the sales area of the model home complex.
 - 2) All disabled access requirements to the model home complex shall be provided to the satisfaction of the Building Division of the Department of Development Services.
- d. Prior to requesting occupancy for the residential use of the model homes, the following conditions shall apply to the satisfaction of the Director of Development Services:
- 1) The temporary fencing shall be removed. Any damage or holes created by the removal of the fence from the model home driveways shall be repaired.
 - 2) The sales office, possibilities room shall be converted in conformance with approved building plans for the units.
- e. Upon establishment of the model home complex, the following conditions shall apply:

- 1) The parking, sidewalks and streets that serve the sales trailer shall be maintained free of dirt and construction debris.
- 2) Plot Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Division standards.

F. Prior to any occupancy or use of the premises pursuant to Development Review Permit DR05-07, the following conditions shall be met:

1. Property Covenants, Conditions, and Restrictions (C, C & R's) shall be recorded at the Office of the San Diego County Recorder and a copy of the recorded CC&Rs shall be submitted to the Department of Development Services.
2. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
4. Clearance for occupancy shall be obtained by signature on the final inspection approval form (Blue Card) from the Department of Development Services (Building Division, Engineering Division and Planning Division), and the Fire Department.
5. Submit to the City a landscape bond in the amount equal to the cost of the privately maintained landscaping and irrigation on the site to ensure growth and maintenance of all landscaping and irrigation improvements within the Landscape Maintenance Easement. The bond shall be held by the City for one (1) year from the date of occupancy or longer if landscaping has not been well established. The bond shall not be released if the slopes do not have 100 percent coverage pursuant to the Municipal Code.
6. Locate and install substantially where they are shown all features shown on the approved site plan, landscape plan, plot plan, and grading plan for fencing, landscaping, and irrigation in accordance with the approved plans and appropriate Santee Municipal Code Section.
7. Place all new utilities on-site underground to the satisfaction of the Director of Development Services.
8. Place building identification and/or addressing on the buildings so as to be plainly visible from the street or access road. Color of identification and/or address shall contrast with the background to the satisfaction of the Fire Department.

G. Upon certification by the Director of Development Services for occupancy or establishment of the use allowed by Development Review Permit DR05-07, the following conditions shall apply:

1. All required landscaping shall be adequately watered and well maintained in a healthy and thriving condition, free from weeds, trash, and debris.
2. The structures, common areas, driveways and walls/fencing shall be well maintained.
3. All post construction storm water pollution prevention measures developed for the project shall be well maintained in proper working order.
4. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard.
5. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.
6. The developer shall provide each property owner with information on the City refuse franchise.
7. Smoke detectors shall be required in all dwelling units per the Municipal Code.

Section 5: The terms and conditions of this Development Review Permit approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Development Review Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

Section 6: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on March 14, 2007.

Section 7: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

Section 8: This Development Review Permit expires on March 14, 2010 except where substantial construction has commenced prior to its expiration. If construction of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

Section 9: The City of Santee hereby notifies the applicant that State Law (SB1535), effective January 1, 2007, authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 50.00. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty (30) day statute of limitations on court challenges to the approval under CEQA.

ADOPTED by the City Council of Santee, California, at a Regular Meeting held this 14th day of March, 2007 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE APPLICATION OF JAMES MENG FOR TENTATIVE MAP TM05-05 TO
SUBDIVIDE 1.96 GROSS ACRES INTO
24 CONDOMINIUM UNITS AND ONE COMMON LOT ON THE EAST SIDE OF MARROKAL
LANE IN THE R7 ZONE.
APN: 383-112-33 & 34
(RELATED PROJECT NUMBER DR05-07)**

WHEREAS, on January 8, 2007 James and Lucy Meng submitted a complete application for Tentative Map TM05-05 for the subdivision of 1.96 gross acres into 24 condominium units and one common lot, concurrent with Development Review Permit DR05-

07 to construct 24 multi-family dwelling units in six buildings, and a pool and picnic/passive recreation area on the east side of Marrokal Lane; and

WHEREAS, the San Diego County Regional Airport Authority (SDRAA) was notified of the proposed Tentative Map and Development Review Permit for a 24 unit condominium project on the project site, and determined that a Determination of Consistency was not required, because the project is located outside the Gillespie Field Airport Influence Area as documented in an SDRAA letter dated May 13, 2005; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Development Review Permit DR05-07 and Tentative Map TM05-05 that determined that the project as designed, and as conditioned, will not result in a significant adverse impact upon the environment and a Negative Declaration was prepared and advertised for public review from February 8, 2007 to February 28, 2007 and no comments were received; and

WHEREAS, the Director of Development Services scheduled Development Review Permit DR05-07 and Tentative Map TM05-05, for public hearing on March 14, 2007; and

WHEREAS, on March 14, 2007 the City Council held a duly advertised public hearing on Development Review Permit DR05-07 and Tentative Map TM05-05; and

WHEREAS, the City Council considered the Staff Report, and considered all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows.

SECTION 1: Tentative Map TM05-05 will not result in a significant adverse impact upon the environment and a Negative Declaration (AEIS 05-14), dated February 1, 2007, is approved.

SECTION 2: The findings, in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) for Tentative Map TM05-05, are made as follows:

- A. The Tentative Map is consistent with the General Plan in that it proposes to create 24 multi-family residential units on land that is designated for multi-family residential use at densities consistent with the R7 General Plan and zoning designations.
- B. The design and improvements required of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision.
 1. On-site drainage improvements will be provided as well as drainage fees (approximately \$36,144.00) will be paid for the increase in surface water run-off, and
 2. Traffic Impact and Traffic Signal fees (totaling approximately \$57,696.00) will be paid to mitigate the additional traffic resulting from this approval, and
 3. Park-In-Lieu fees (approximately \$129,864.00) toward the future construction of parks shall be provided to mitigate the impact on City parks, and
 4. Public Facilities fees (approximately \$106,680.00) will be paid to mitigate the additional

impacts on public facilities from this approval.

- C. The site is physically suitable for the type of development and the density proposed, in that the site is large enough to accommodate 24 multi-family dwelling units in six, two-story buildings, resident and guest parking, landscaping, private roads, provide setbacks and private yards, and not exceed the lot coverage requirements in conformance with the R7 zone development standards.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by Government Code Section 66474.6.
- E. The design of the Tentative Map is not likely to cause serious public health problems as City water service is available to the property and conditions of approval for the project require certification that the applicant reserve sewer capacity and make payment of fees to insure adequate service to the new homes.
- F. The design of the Tentative Map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the entire site has been cleared of vegetation on a regular basis as part of a brush management program and no sensitive habitat or wildlife exist on site.
- G. The design of the Tentative Map or the type of improvements do not conflict with any easement by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act.
- I. The effects of the subdivision on the housing need for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. Twenty-four multi-family residential units will be added to the City's housing inventory.

SECTION 3: Tentative Map TM05-05, dated January 8, 2007, and submitted by James Meng, which will result in a subdivision of 1.96 gross acres into 24 condominium units and one common lot on the east side of Marrokal Lane within the R7 General Plan and Zoning Designations, is hereby approved, subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR05-07.
- B. Prior to approval of the Final Map, unless other timing is indicated, the subdivider shall complete the following, or have plans submitted and approved, agreements executed and securities posted:
 - 1. Following project approval the applicant shall schedule with the City project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be

scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.

2. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
3. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. An acknowledgement of this requirement from the design consultant shall be included on all construction drawings at the time of plan submittal.
4. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the City Engineer.
5. Final Map shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date).
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference maps used to prepare the final map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval approving the project.
- g. Map check fees in the amount of \$5,000.00.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
- b. Two sets of prints bound and stapled.
- c. Two copies of the map in Autocad format on separate disk, CD or DVD for incorporation into the City GIS data base.
- d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- e. Copies of certified return receipts for all signature omission letters.

f. Subdivision Map Guarantee.

6. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the City Engineer. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the Final map shall specifically include each of the following items in a separate layer:

- a. Lot boundaries.
- b. Lot numbers.
- c. Subdivision boundary.
- d. Right-of-way.
- e. Street centerlines, and
- f. Approved street names.

7. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of a building permit.

Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:

- a. Construct Marrokak Lane to local street standards (36' curb to curb and 24'/28' centerline to right-of-way) adjacent to the site. Improvements shall include curb, gutter, sidewalks, street lighting, fire hydrants, pedestrian ramps and transition improvements.
- b. Construct the extension of Marrokak Lane with half-street improvements plus 6' of additional pavement off-site to the north within the existing 30' easement (approximately 100 feet) to connect to the existing improvements. Improvements shall include curb, gutter, sidewalk, and street lighting on the west side.
- c. Street improvement plans shall be one hundred percent (**100%**) complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
 - 1) Six sets of plans bound and stapled.
 - 2) Plan check fees.

- 3) Preliminary cost estimate for the improvements.
- 4) One copy of the resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

8. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
 - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b. No work is permitted on Sundays or City Holidays.
 - c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Development Services.

In addition to the above, the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

9. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or the uneven pavement shall placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
10. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
11. A grading permit to allow early subdivision grading in accordance with Section

15.58.170 of the grading Ordinance may be obtained following approval of the tentative map.

12. Precise Grading, Landscape and Irrigation Plans shall be submitted to the Department of Development Services Engineering Division and accepted prior to map recordation. The following conditions shall apply to acceptance of the Grading Plans and issuance of a Grading Permit:
 - a. The grading plans shall be prepared at a scale of 1" = 20'. Plans shall include a note that requires immediate planting of all slopes within sixty days following installation of water mains to serve the project. Slope planting shall be fully established prior to occupancy of any unit.
 - b. Project landscape and irrigation plans for all slope planting on all slopes over three feet in height shall be included in the grading plan set and shall be prepared at the same scale as the grading plans 1" = 20'. Design shall include a temporary high line for irrigation to permit slope planting to occur immediately following grading until such time as individual meters are installed to permit connection of the irrigation to the home owner's meter. The landscape and irrigation plans shall show the following revisions to the Conceptual Plan dated August 25, 2005 to the satisfaction of the Director of Development Services:
 - 1) The plans shall be prepared by a registered Landscape Architect, for acceptance by the Department of Development Services. The plans shall be consistent with Section 17.30.020-A of the Santee Zoning Ordinance.
 - 2) Ninety percent of plant materials shall be drought tolerant.
 - 3) All slope landscaping shall achieve 100 percent coverage within nine months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard.
 - 4) Irrigation systems shall be designed to minimize water usage.
 - 5) All permanent irrigation shall be installed underground and shall be automatically controlled.
 - 6) All irrigation lines serving slope landscaping shall be installed underground.
 - 7) New trees in and within 10 feet of the public right-of-way shall be planted with root control barriers.
 - 8) Four inches of mulch shall be placed on all soil surfaces that are not planted with groundcover, shrubs, or trees.
 - 9) Landscaping shall be provided along both sides of Marrokal Lane to include 36-inch box trees listed on the City of Santee approved street tree list, shrubs, and groundcover.

- c. Project improvement plans shall be completed to the satisfaction of the Director of Development Services and ready for approval prior to issuance of a grading permit. Plans shall be prepared at a scale of 1" = 20'.
- d. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
- e. A fence plan shall be prepared that shows design, location and materials of all fencing and retaining walls to include the following:
 - 1) The exterior of all retaining walls facing a street shall be graffiti-proofed and color coordinated.
 - 2) All masonry walls and retaining walls shall be constructed of decorative block. Color and texture shall be specified for all walls and fences.
 - 3) A six-foot high decorative block wall shall be shown on the west, east, south, and north property lines, except where located within the 20-foot front yard setback. Within the 20-foot front yard setback a combination of solid and open fences (e.g. decorative iron, tubular steel) not exceeding six feet in height are permitted, provided such fences are constructed with at least 90% of the top two and one-half feet of their vertical surface open, and non-view obscuring.
- f. Grading plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:
 - 1) Six sets of plans bound and stapled (grading and landscape).
 - 2) Plan check fees.
 - 3) A completed grading permit application.
 - 4) A cost estimate for the cost of construction.
 - 5) Three copies of the Drainage Analysis specified here within.
 - 6) Three copies of the Geotechnical Study specified here within.
 - 7) Two copies of a Storm Water Management Plan specified here within.
 - 8) Two copies of a Construction Storm Water Pollution Prevention Plan specified here within.
 - 9) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
 - 10) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
 - 11) One copy of the Resolution of Approval or Director's Decision approving the project.

- g. Project plot plans shall be completed and approved prior to issuance of any building permits or start of construction of the street improvements.
- h. Obtain a grading permit and complete rough grading in accordance with City standards prior to the issuance of any building permits.
- i. Waste materials generated from grading operations shall be hauled to a legal dumping site as approved by the City Engineer.
- j. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
- k. Project landscape and irrigation plans shall be included in the grading plan set, numbered sequentially and be completed and accepted with the grading plans.
- l. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
- m. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0 for Marrokai Lane. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.

13. Water Quality Control – Drainage and Flood Damage Prevention Design

- a. Provide three copies of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
- b. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, and be based on full development of upstream areas.

- c. The drainage study shall evaluate the project's conditions of concern in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). The analysis shall consider the project area's location (from the larger watershed perspective), topography, soil and vegetation conditions, percent impervious area, natural infrastructure drainage features and any other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.
- d. As part of the drainage study, a field reconnaissance to observe and report on downstream conditions, including undercutting erosion, slope stability, vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies) and the area's susceptibility to erosion or habitat alteration as a result of an altered flow regime.
- e. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year and 10-year frequency, Type I storm, of 6-hour or 24-hour duration (whichever is the closer approximation of the site's time of concentration), during critical hydrologic conditions for soil and vegetative cover. The drainage shall report the project's conditions of concern based on the hydrologic and downstream conditions discussed above. Where downstream conditions of concern are identified, the drainage study shall establish that pre-project hydrologic conditions affecting downstream conditions of concern would be maintained by the proposed project, satisfactory to the City, by incorporating in the site design, source control, and treatment control requirements identified in the approved SUSMP Project Plan.

14. Water Quality Control – Post Construction Storm Water Management Compliance

- a. Provide two copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). A sample SWMP format and guidelines document is available upon request. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design.
- b. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control after the pollutants and conditions of concern have been identified shall be implemented in accordance with the approved SUSMP Project Plan. The condition of concerns shall be evaluated from the project's drainage study report.
- c. Design Structural Treatment Control BMPs in accordance with the City of Santee SUSMP. In accordance with the San Diego Regional Water Quality Control Board Order No. 2001-01 (San Diego Municipal Storm Water Permit), volume or flow based BMPs shall be designed infiltrate, filter or treat the volume of runoff

produced by the 85th percentile 24-hour rainfall or the maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity. Section V, Step 8 and 9 of the City of Santee SUSMP completely defines the treatment control design requirements.

- d. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
15. Water Quality Control – Construction (1 or more acres) Storm Water Management Compliance
- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation
 - b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMPs) the applicant will use to protect storm water runoff and the placement of those BMPs. Section A of the Construction General Permit completely describes the elements that must be contained in a Construction SWPPP.
16. Provide three copies of geotechnical study prepared in accordance with the requirements of the Santee General Plan. The study will/will not be subject to independent third party review to be paid for by the applicant. The applicant shall place a cash deposit with the Department of Development Services in an amount satisfactory to the Director of Development Services to cover the cost of the review. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
17. Provide certification to the Director of Development Services that sewer and water can be provided to the site and that financial arrangements have been made to provide said services. If private sewer or water mains are allowed to serve the project, then a building permit for these facilities will be required and they shall be maintained by a

homeowner's association.

18. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
19. The applicant shall make the following conveyances on the final map:
 - a. Dedicate an Irrevocable Offer to Dedicate along Marrokak Lane adjacent to the site such that the ultimate right-of-way width is 52 feet (24'1/28' right-of-way to centerline).
 - b. Dedicate to the City of Santee fire and emergency vehicular access easements over all private streets and driveways.
 - c. Grant a Public Utility Easement along Marrokak Lane and the projects private driveway.
20. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.

In addition, the applicant shall underground any existing overhead facilities on-site and underground any overhead facilities adjacent to the project to the satisfaction of the Director of Development Services. Adjacent facilities are defined as existing overhead facilities in the abutting half street and may include extension of the undergrounding to either side of the project to the nearest existing utility pole.
21. Applicant shall provide additional assurances to the City of Santee, by way of an indemnity/hold harmless agreement, for any claim that may arise from the existing utility easements serving this project. Said agreement shall be subject to approval of the City Attorney. Applicant shall place a deposit with the Department of Development Services adequate to cover the cost of City Attorney review and acceptance of the agreement.
22. The Home Owners Association shall maintain the storm drainage systems and Marrokak Lane until such time as Marrokak Lane has been accepted as a public street.

SECTION 4: The terms and conditions of the Tentative Map approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: The approval of the Tentative Map TM05-05 expires on March 14, 2010 at 5:00 p.m. The Final Map conforming to this conditionally approved Tentative Map TM05-05 shall be filed with the City Council in time so that City Council may approve the Final Map before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of

this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 6: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on March 14, 2007.

SECTION 7: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB1535), effective January 1, 2007, authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 50.00. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty (30) day statute of limitations on court challenges to the approval under CEQA.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th of March, 2007, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

Attachments: Exhibit A – Legal Description

EXHIBIT A

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOTS 3 AND 14, BLOCK "C" FANITA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO REVISED MAP NO. 688 OF A PART OF SAID RANCHO FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, OCTOBER 22, 1891, LYING SOUTHERLY OF A LINE DRAWN AT RIGHT ANGLES WESTERLY FROM A POINT IN THE EASTERLY LINE OF SAID LOT 14 WHICH IS 721 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF LOT 3 IN SAID BLOCK "C" AND NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES WESTERLY FROM A POINT IN THE EASTERLY LINE OF SAID LOT 14 WHICH POINT IS 806.50 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 3. RESERVING AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER THE WESTERLY 30 FEET THEREOF, TOGETHER WITH RIGHT TO CONVEY SAID EASEMENT TO PRESENT OR FUTURE OWNERS OF LOTS 3 AND 14 IN SAID BLOCK "C".

PARCEL 2:

THAT PORTION OF LOTS 3 AND 14 IN BLOCK "C" OF FANITA RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO REVISED MAP NO. 688 OF A PART OF SAID RANCHO, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 22, 1891, LYING SOUTHERLY OF A LINE DRAWN AT RIGHT ANGLES WESTERLY FROM A POINT IN THE EASTERLY LINE OF SAID LOT 14 WHICH IS 806.50 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF LOT 3 IN SAID BLOCK "C" AND NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES WESTERLY FROM A POINT IN THE EASTERLY LINE OF SAID LOT 14 WHICH POINT IS 892 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 3.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES OVER THE WESTERLY 30 FEET OF THAT PORTION OF SAID LOT 3 IN BLOCK "C" OF FANITA RANCHO, ACCORDING TO REVISED MAP NO. 688 OF A PART OF SAID RANCHO, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891, LYING NORTHERLY OF THE NORTHERLY LINE OF SAID PARCEL 1 ABOVE DESCRIBED.

MEETING DATE March 14 , 2007

AGENDA ITEM NO.

ITEM TITLE **PUBLIC HEARING FOR A CONDITIONAL USE PERMIT (P05-07) TO CONSTRUCT A 6,228 SQUARE FOOT INDUSTRIAL BUILDING AND ESTABLISH A TRAILER AND TRUCK RENTAL USE (U-HAUL) IN THE IL(LIGHT INDUSTRIAL) ZONE LOCATED AT 11377 AND 11379 WOODSIDE AVENUE (Applicants: Daniel and Sandra McMillan)**

DIRECTOR/DEPARTMENT Gary Halbert, Development Services

SUMMARY The proposed project is a Conditional Use Permit to construct a 6,228 square foot industrial building and allow a trailer and truck rental use (U-Haul) on a 0.88 acre site within the IL Light Industrial zone. The applicant is currently using the site for a truck and trailer storage yard permitted by Temporary Use Permit TUP06-20. Temporary Use Permit TUP06-20 expires on March 19, 2007. The Zoning Ordinance requires approval of a Conditional Use Permit to establish this as a permanent use. The U-Haul business would occupy 2,300 square feet, representing two of six tenant spaces within the proposed building. The rental business would operate Monday through Friday 8:00 am – 4:00 pm and Saturday through Sunday 8:00 am – 12:00 pm. Approximately half of the parking lot parking spaces (20) would be reserved for the parking and storage of rental trucks and trailers. In order to capitalize on the visibility from SR 67 and Woodside Avenue, the applicant has proposed to locate 11 of these spaces near the driveway entrance in tandem configuration; however, the project is conditioned to reduce visual impacts of vehicle storage on the community, by partially screening the spaces with a combination of bermed landscaping and decorative fencing. The site was previously developed with a bar (“Winstons”) that was demolished in December of 2004. This development proposal will result in the construction of a building in accordance with the Light Industrial Zone and current development standards, and result in the widening and improvement of Woodside Avenue, to include sidewalk, curb and gutter along the site’s 255 feet of frontage.

The applicant proposes to operate the rental use on site during construction of the building and site improvements. The project conditions include timing requirements for on-site development and street improvements to ensure timely development of the property.

Issues addressed in the Staff Report include compatibility with the surrounding land uses and site aesthetics.

ENVIRONMENTAL REVIEW This project has been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with the provisions of Section 15332 Class 32 Exemption.

FINANCIAL STATEMENT Staff costs to process the Conditional Use Permit and Application for Environmental Initial Study (P05-07, AEIS05-34) are paid by application fees of \$4,500.00.

RECOMMENDATION

1. Conduct and close public hearing.
2. Approve Conditional Use Permit P05-07 per the attached Resolution.

ATTACHMENTS (Listed Below)

Staff Report	Figures 1 – 3	Aerial
Resolution for P05-07	Notice of Exemption	

STAFF REPORT
CONDITIONAL USE PERMIT P05-07
CITY COUNCIL MEETING MARCH 14, 2007

Notice of Public Hearing was published in the East County Californian on Thursday, March 1, 2007. Owners of property within 300 feet of the project (and other interested parties) were notified by U.S. mail on February 27, 2007.

A. SITUATION AND FACTS

1. Requested by Daniel and Sandra McMillan
2. Land Owner Daniel and Sandra McMillan
3. Type and Purpose of Request Conditional Use Permit P05-07 to construct a 6,228 square foot industrial building, for which 2,300 square feet of the structure and a portion of the parking lot will be used for a truck and trailer rental (U-Haul).
4. Location 11377 and 11379 Woodside Avenue
5. Site Area 0.88 Acre (38,332.8 square feet)
6. Number of lots 3
7. Number of units Proposed 6,228 square foot industrial building divided into 6 tenant spaces
8. Density Not applicable
9. Hillside Overlay No
10. Existing Zoning IL-Light Industrial
11. Surrounding Zoning

North:	<u>IL-Light Industrial</u>
South:	<u>R7-Medium Density Residential</u>
East:	<u>IL-Light Industrial</u>
West:	<u>Woodside Avenue and SR 67</u>
12. General Plan Designation IL-Light Industrial
13. Existing Land Use Undeveloped lot
14. Surrounding Land Use

North:	<u>Industrial buildings</u>
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South: Apartment complex (Creekside)
East: Office building/Vehicle storage
West: Woodside Avenue and SR 67

15. Terrain..... Subject site is a generally flat with an approximately 3 foot deep depression in the center of the lot.
16. Environmental Status Categorically Exempt from the provisions of the California Environmental Quality Act, pursuant to Article 19, Section 15332 (Class 32 Exemption).
17. APN 382-230-36, -37, and -38
18. Freeway Impact..... Yes
19. Within Redevelopment Area Yes
20. Within Airport Influence Area No. Project is outside of the existing Airport Influence Area of Gillespie Field Airport Land Use Compatibility Plan.

B. BACKGROUND

Project Description - The establishment of a trailer and truck rental business (U-Haul) that includes the construction of a 6,228 square foot, two-story industrial building and parking lot located on a 0.88 acre site located within the IL - Light Industrial zone. The 6,228 square foot industrial building will have six tenant spaces, three on each floor. The U-Haul business will occupy 2,300 square feet of a ground suite and upper suite. The U-Haul business will operate Monday through Friday from 8:00 am – 4:00 pm and Saturday through Sunday from 8:00 am – 12:00 pm. Access to the site would be via a driveway off Woodside Avenue, and an access via a private easement along the east side of the site.

Approximately 20 spaces would be reserved for the parking and storage of rental vehicles and trailers. Eleven of these spaces are located next to the Woodside Avenue driveway entrance and would allow for tandem parking/storage. The rental equipment in these 11 spaces would be partially screened by a 10-foot wide landscaped area that incorporates a combination of a three-foot high landscaped berm, and a 2.5-foot high decorative tubular steel fence above a 3.5-foot high decorative block wall installed on top of the berm between the driveway entrance and Karerllyn Drive. The remaining spaces along Karerllyn Drive would be screened from the adjacent residential development to the south by a six foot high decorative block wall.

The applicant is currently using the site for a truck and trailer storage yard permitted by Temporary Use Permit TUP06-20. The Temporary Use Permit TUP06-20 expires on March 19, 2007. Among the provisions in the TUP is one which acknowledges the

applicant's possible continued use of the business while the building is under construction. However, this provision is contingent upon the granting of the Conditional Use Permit by the City Council. This is more fully addressed under the Analysis Section of this Report.

C. ANALYSIS

Compatibility with Adjacent Land Uses - The applicant proposes a truck and trailer rental business in the building which is subject to the issuance of a Conditional Use Permit. As such, staff has assessed the proposed hours of operation in conjunction with the proposed site development to identify any potential issues relative to the nearby industrial and residential development. Industrial buildings are sited to the north and east within the IL-Light Industrial land use designation and zone. Woodside Avenue and State Route 67 are located to the west. An existing multi-family apartment complex (Creekside Apartments) exists to the south and is elevated from the subject site by as much as 14 feet at its highest point. Karellyn Drive, a private easement also separates the subject side from the residential development. The proposed business hours of operation would coincide with typical business hours on weekdays (8 am to 4 pm) and would be limited to 4 hours on weekends (8 am to 12 pm). The pick-up and delivery of vehicles and trailers is not expected to result in excessive noise.

The design of the two-story building differs from the typical industrial "tilt-up" structure being constructed in Santee, relating instead in scale and architecture to existing adjacent and future residential development contemplated on Karellyn Drive. Building features include stone veneer, glass block inserts, decorative gates and a variegated tiled roof. The project is conditioned to eliminate the proposed roof sign, and to install a wall sign below the roof line which is architecturally integrated with the building as required by the Sign Ordinance.

As previously noted, the Temporary Use Permit (TUP) expires on March 19, 2007. The applicant has requested that the truck and rental business be allowed to continue while the building is under construction. Staff has therefore included special conditions of approval under which this could continue, subject to City Council approval of the Conditional Use Permit. These conditions are contained in the Resolution (Condition D.14) as follows:

The applicant shall comply with the following provisions for the continued operation of a U-Haul rental on the subject property during the construction of permanent facilities. If the applicant fails to meet any of the provisions identified below then the temporary U-Haul operation shall be suspended until such time as the construction of permanent facilities are completed and a building occupancy has been approved in accordance with established City procedures. Applicant shall comply with the following:

Within **30 days** of approval of the Conditional Use Permit, the applicant shall submit precise grading plans for approval to the Department of Development Services

Engineering Division.

Within **60 days** of approval of the Conditional Use Permit, the applicant shall submit landscape plans for approval to the Department of Development Services Engineering Division.

Within **90 days** of project approval, the applicant shall obtain approval of the precise grading plans, issuance of a grading permit and commence grading operations.

Within **120 days** of grading permit issuance the applicant shall complete the required grading and obtain building permit issuance.

Following issuance of a building permit the applicant shall complete construction and obtain occupancy approval within **9 months** in accordance with the requirements set forth herein.

Additional conditions include the installation of an accessible office trailer for the extended temporary business, temporary screening (slatted chain link fencing) of the business from Woodside Avenue and the apartments to the south, and a strict prohibition on the parking/storage of U-haul equipment on the adjacent streets.

Traffic

Based on the estimated trip generation, this project will not generate traffic of a volume that would warrant a Traffic Impact Study (TIS). Currently the threshold for a TIS review is 1,000 average daily trips (ADT) or 100 peak-hour trips. This project, based on SANDAG trip generation rates, will generate an estimated 46.4 ADT with an estimated 5 AM peak hour trips and 6 PM peak hour trips.

Drainage

The property is situated on a 0.88 acre lot. Based on the existing topography of the project site, the runoff drains from the rear of the property to the front in a south to north direction. Approximately 0.6 acres offsite is tributary to the site. All storm water in the existing condition sheet flows to Woodside Avenue into an existing 30-inch RCP at the southwest location of the project. There have been occurrences of local ponding during heavy rainfall. In order to alleviate this, condition two curb inlets will be installed along Woodside Avenue.

Storm water treatment will be provided on-site prior to discharge into the public storm drainage system. Grass lined swales are proposed on-site to treat the storm water runoff.

Development Impact Fees

Drainage, Traffic and Traffic Signal Impact fees have been credited based on previous development.

Environmental: A Notice of Exemption has been prepared because the project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332, Class 32.

D. STAFF RECOMMENDATION

1. Conduct and close the public hearing.
2. Find that the Conditional Use Permit P05-07 is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332, Class 32 Exemption.
3. Approve Conditional Use Permit P05-07 per the attached Resolution.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, APPROVING THE APPLICATION OF DANIEL AND SANDRA MCMILLAN
FOR CONDITIONAL USE PERMIT P05-07 TO ESTABLISH A TRUCK AND TRAILER
RENTAL USE (U-HAUL) IN THE IL ZONE LOCATED
AT 11377 AND 11379 WOODSIDE AVENUE
APN's: 382-320-36, -37, AND -38**

WHEREAS, on January 24, 2007, Daniel and Sandra McMillan submitted a complete application for Conditional Use Permit P05-07 to construct a 6,228 square foot industrial building, for which a portion of the structure and the parking lot will be used for truck and trailer rental use; and

WHEREAS, the project was determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 32 Exemption; and

WHEREAS, the Director of Development Services scheduled Conditional Use Permit for public hearing on March 14, 2007; and

WHEREAS, on March 14, 2007 the City Council held a duly advertised public hearing on Conditional Use Permit P05-07; and

WHEREAS, the City Council considered all recommendations by staff and public testimony.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows.

SECTION 1: Conditional Use Permit P05-07 is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 Class 32 Exemption.

SECTION 2: The findings in accordance with Section 17.06.030.E of the Santee Municipal Code for Conditional Use Permit P05-07 are made as follows:

- A. That the proposed project, as conditioned, meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code.

- B. That the proposed development is compatible with the Santee General Plan in that the rental of vehicles is permitted with an approved Conditional Use Permit within the IL Light Industrial land use designation and the IL Light Industrial zoning classification of the subject site, and public services and facilities will be available to serve the development.
- C. That the proposed use complies with each of the applicable provisions of the Development Code, and that the site design complies with all the applicable development standards for industrial development.

SECTION 3: The project submitted by Daniel and Sandra McMillan for Conditional Use Permit P05-07 to construct a 6,228 square foot industrial building, for which a portion of the structure and the parking lot will be used for a truck and trailer rental use is hereby approved, subject to the following conditions:

- A. All construction shall be in substantial conformance with the site, grading, landscape, and architectural plans dated January 24, 2007, consisting of seven sheets, and as amended by the conditions contained herein.
- B. Minor or Major Revisions to the Conditional Use Permit, such as changes to the capacity of the project, shall be approved by the Director of Development Services, unless, in the Director's judgment, a Major Revision should be reviewed by the City Council.
- C. During construction and grading, the site may have a temporary rental office approved subject to the following conditions:
 - 1. Prior to the issuance of a building permit for the temporary rental office, the applicant shall provide a site plan showing the location of the temporary office and a temporary fence to screen the trucks and trailers to the satisfaction of the Development Services Director. The fence may be chain link with slats, a minimum of 6 feet in height and shall conform to Section 17.30.010.G.
 - 2. Obtain all necessary building permits for the rental office, complete all inspections, and obtain final approval by the Fire Department and Development Services Department.
 - 3. Install a minimum of one 2A10BC fire extinguisher inside the temporary rental office.
 - 4. All disabled access requirements to the temporary trailer shall be provided to the satisfaction of the Building Division of the Department of Development Services.
 - 5. Flags, pennants, or other on-site advertising shall comply with the Sign Regulations of the Municipal Code.

6. At no time during grading or construction may the trucks and trailers be parked on Woodside Avenue, and Karerllyn Drive.
- D. Prior to obtaining a Building Permit to construct all buildings and structures subject to Conditional Use Permit P05-07 the applicant shall comply with the following conditions:

PLANNING

1. A Notice of Restrictions shall be recorded which discloses the conditions of Conditional Use Permit P05-07 and existing zoning regulations to the future property owners. The form and content of said document shall be approved by the Director of Development Services.
2. The applicant shall obtain approval of the plot plan, building elevations (all sides), building colors and materials from the Director of Development Services prior to the issuance of a Building Permit that includes, but is not limited to, the following:
 - a. Trash receptacles shall be enclosed by a solid six foot high decorative block or stucco wall with view obstructing metal gates painted to match the proposed building (requires double-sized enclosures to accommodate participation in the City-wide recycling program). A solid or trellis cover roof shall also be provided for the trash enclosure, subject to approval of the Director of Development Services.
3. Parking lot lights shall have a maximum height of 15 feet from finished grade and shall be shielded to avoid spillover to adjacent residential property.
4. Pay any required fees to the Santee Elementary School District and the Grossmont Union School District.
5. The applicant shall comply with all applicable sections of the Municipal Code, Uniform Building Code, California Building Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Public Works Standards of the City of Santee and all requirements of the Fire Department.
6. Submit landscape and irrigation plans prepared by a registered landscape architect in substantial conformance to Landscape Plan dated January 24, 2007, as modified by conditions in this Decision, to the satisfaction of the Director of Development Services.
 - a. Plans shall include the following note: Landscaped areas planted with only trees and/or shrubs that are not also planted with turfgrass or groundcovers shall be mulched on the soil surface to a minimum depth of four inches.

- b. Plans shall include the following note: Plant all new trees in and within 10 feet of the public right-of-way with root control barriers. Round or circular root barriers are not acceptable. All street trees shall be 36" box trees.
 - c. A minimum of ten percent of the total off-street parking area shall be landscaped with at least one fifteen gallon minimum size tree per each three parking stalls and appropriate ground cover.
 - d. A minimum six foot high, solid decorative block wall, architecturally consistent with the proposed building, shall be constructed along the Karellyn Drive site frontage, as shown on the landscape plan dated January 24, 2007. The block wall shall be reduced to 3 feet in height with a 3 foot decorative tubular steel fence above it, within the 10 foot streetyard setback (measured form the property line).
 - e. The landscape plan shall be revised to show a combination of landscape and berming that is three feet in height along the area of the Woodside Avenue frontage where the rental vehicles are to be stored, to the satisfaction of the Director of Development Services.
 - f. The landscape plan shall be revised to show a combination six-foot high decorative block wall and tubular steel decorative fence to screen the rental vehicles from Woodside Avenue, to the satisfaction of the Director of Development Services.
7. Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of screening shall be architecturally integrated with the building design in terms of material, color, shape and size. All elevations submitted for building plan check shall show method of screening any proposed rooftop mechanical equipment. A cross-section indicating compliance with this condition must be provided with the building plan submittal and the applicant is hereby advised that compliance with this requirement will be strictly enforced.
8. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.
9. All exterior doors shall have their own light source which shall adequately illuminate door areas at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons existing the building.
10. All new signs shall be approved separately by the Director through a Sign Permit subject to the requirements of Chapter 17.32 of the Santee Municipal Code. The

proposed roof sign must be eliminated and a wall sign shall be shown that is architecturally incorporated with the building below the roof line. The remnant sign pole shall be removed.

ENGINEERING

11. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.
12. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
13. Applicant shall consolidate the existing development parcels into one (1) parcel through the filing of a parcel map to eliminate parcel lines passing through the proposed building location. The requirement for a tentative parcel map is hereby waived with the approval of the project.
14. Subject to City Council approval, the applicant shall comply with the following provisions for the continued operation of a U-Haul rental on the subject property during the construction of permanent facilities. If the applicant fails to meet any of the provisions identified below then the temporary U-Haul operation shall be suspended until such time as the construction of permanent facilities are completed and a building occupancy has been approved in accordance with established City procedures. Applicant shall comply with the following:
 - a. Within 30 days of approval of the Conditional Use Permit, the applicant shall submit precise grading plans for approval to the Department of Development Services Engineering Division.
 - b. Within 60 days of approval of the Conditional Use Permit, the applicant shall submit landscape plans for approval to the Department of Development Services Engineering Division.
 - c. Within 90 days of project approval, the applicant shall obtain approval of the precise grading plans, issuance of a grading permit and commence grading operations.
 - d. Within 120 days of grading permit issuance the applicant shall complete the rough grading and obtain building permit issuance.

- e. Following issuance of a building permit the applicant shall complete construction and obtain occupancy approval within 9 months in accordance with the requirements set forth herein.
- 15. Unobstructed access to the adjacent properties to the east of the subject property shall be maintained at all times during and after construction.
- 16. **Parcel Map** shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date) which shows current ownership.
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference documents used to prepare the parcel map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval or Director's Decision approving the project.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
 - b. Two sets of prints bound and stapled.
 - c. Two copies of the map in Autocad format on separate disks, CD or DVD for incorporation into the City GIS data base.
 - d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
 - e. Copies of all certified return receipts for all signature omission letters.
 - f. Subdivision Guarantee.
- 17. **Street Improvement Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way the applicant shall have plans accepted, agreements executed, securities posted and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:
 - a. Widen Woodside Avenue as shown on City of Santee improvement drawing number 2006-582-587 across the site frontage to include the shared driveway with the adjoining property to the east. Approximate limits of station 11+20 to station 14+52. Improvements shall include curb, gutter, sidewalks, street lighting, fire hydrants and pedestrian ramps at

curbs.

- b. Construct a City standard G-17 modified driveway entrance on Karerllyn Drive to the satisfaction of the City Engineer.
- c. Street Improvement plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
 - 1) Six sets of plans bound and stapled (improvements).
 - 2) Plan check fees.
 - 3) Preliminary cost estimate for the improvements.
 - 4) One copy of the Resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

18. **Precise Grading Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance.
- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
 - b. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
 - c. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 8.5 and 4.5 for Woodside Avenue and Karerllyn Drive respectively. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
 - d. Grading, landscape and irrigation plans shall be one hundred percent

(100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:

- 1) Six sets of grading, landscape and irrigation plans bound and stapled.
- 2) Plan check fees.
- 3) A completed grading permit application.
- 4) A cost estimate for the cost of construction.
- 5) Three copies of the Drainage Analysis specified here within.
- 6) Three copies of the Geotechnical Study specified here within.
- 7) Two copies of the Storm Water Management Plan specified here within.
- 8) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- 9) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 10) One copy of the Resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

19. Provide three copies of a geotechnical study prepared in accordance with the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
20. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
21. Replace failed or inadequate pavement to the centerline and/or sidewalk adjacent to the site on Woodside Avenue to the satisfaction of the Director of Development Services.
22. Following issuance of a grading permit the applicant shall complete rough

grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer.

23. Water Quality Control – Drainage and Flood Damage Prevention

- a. Provide three copies of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. A storm drain system shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
- b. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, and be based on full development of upstream areas.
- c. The drainage study shall evaluate the project's conditions of concern in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). The analysis shall consider the project area's location (from the larger watershed perspective), topography, soil and vegetation conditions, percent impervious area, natural infrastructure drainage features and any other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.
- d. As part of the drainage study, a field reconnaissance to observe and report on downstream conditions, including undercutting erosion, slope stability, vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies) and the area's susceptibility to erosion or habitat alteration as a result of an altered flow regime.
- e. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year and 10-year frequency, Type I storm, of 6-hour or 24-hour duration (whichever is the closer approximation of the site's time of concentration), during critical hydrologic conditions for soil and vegetative cover. The drainage shall report the project's conditions of concern based on the hydrologic and downstream conditions discussed above. Where downstream conditions of concern

are identified, the drainage study shall establish that pre-project hydrologic conditions affecting downstream conditions of concern would be maintained by the proposed project, satisfactory to the City, by incorporating in the site design, source control, and treatment control requirements identified in the approved SUSMP Project Plan.

24. Water Quality Control – Post Construction Storm Water Management Compliance
 - a. Provide two copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). A sample SWMP format and SWMP guidelines document is available upon request. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design.
 - b. Develop and implement appropriate Best Management Practices (BMP's) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMP's, including Site Design, Source Control, and Structural Treatment Control after the pollutants and conditions of concern have been identified shall be implemented in accordance with the approved SUSMP Project Plan. The condition of concerns shall be evaluated from the project's drainage study report.
 - c. Design Structural Treatment Control BMP's in accordance with the City of Santee SUSMP. In accordance with the San Diego Regional Water Quality Control Board Order No. 2001-01 (San Diego Municipal Storm Water Permit), volume or flow based BMPs shall be designed infiltrate, filter or treat the volume of runoff produced by the 85th percentile 24-hour rainfall or the maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity. Section V, Step 8 and 9 of the City of Santee SUSMP completely defines the treatment control design requirements.
 - d. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
25. Submit a current preliminary title report (dated within six months of plan submittal) with a copy of the owner's grant deed and provide copies of all recorded easements listed in the title report.
26. The applicant shall comply at all times with the following work hour requirements:

- a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.
- b. No work is permitted on Sundays or City Holidays.
- c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
- d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Department of Development Services.

In addition to the above the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

- 27. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or the uneven pavement shall placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
- 28. Comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

FIRE

- 29. Provide a minimum 24' wide, paved "fire lane" access roadway around the building or facility. *The usual requirement of 26ft has been modified because of the looped drive around the building and the placement of the building in relation to Woodside Ave.* The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE"

every 30 feet. Additionally, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the Fire Department prior to installation.

30. All vehicular gates for the project shall be equipped with a Knox key switch for gate override. All gates shall also have a manual release device or other means to open the gate upon power failure.
31. Address numbers shall be placed near the roofline of the structure visible from the street. Numbers shall be block style, 15" in height, black in color (or other approved color), in contrast with their background.
32. The building is required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the sprinkler system has 100 heads or more, the automatic fire sprinkler system is required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system.
33. Provide a Potter "SASH-120", all weather, exterior horn/strobe (or equivalent) in lieu of exterior bell for audio/visual notification of sprinkler activation. The horn/strobe is to be installed near the address placement for the building. Exact installation location of the horn/strobe is to be determined by the Fire Department prior to installation.
34. Each building or address (equipped with an automatic fire sprinkler system) shall have a walk-in, enclosed, fire sprinkler riser room accessible from the outside of the building or address. The exact size and location of the riser room shall be approved by the Fire Department prior to construction. This room shall contain the fire sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, and sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems. These rooms shall have exterior locking hardware.
35. **Double Detector Check Valve Assembly/Fire Department Connection (RPDA/FDC) - This device that supplies water to the automatic fire sprinkler system shall be placed in an approved location within 50' of a fire hydrant. The entire device shall be painted red with 2" white-stenciled numbers indicating address served. The assembly shall be equipped with a chain and breakaway locks for security. The concrete pad for the device shall be constructed as per the detail on plans. The control valves on the device shall be monitored for tamper of the valves.**
36. One commercial fire hydrant is required for this project. This hydrant shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute. The hydrant shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. The

concrete pad for hydrants shall be constructed per the detail on plans. Exact location of required hydrants is to be determined by the Fire Department prior to installation.

37. A Knox Box shall be installed at or near the front entrance of the building. Knox box applications may be obtained from the Fire Department. Approval of the exact mounting location shall be determined by the Fire Department prior to installation.
 38. A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building. Exact extinguisher location to be determined by the Fire Department prior to installation.
- E. Prior to any occupancy or use of the premises pursuant to Conditional Use Permit P05-07, the following conditions shall be met:
1. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.
 2. Applicant shall obtain parcel map approval and record the parcel map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy and seven sets of prints of the map to the City for their permanent records. The prints shall be bound and stapled. The prints and mylar shall be in accordance with City standards in effect at the time of recordation.
 3. Applicant shall dedicate right-of-way along Woodside Avenue adjacent to the site such that the ultimate right-of-way width to centerline is 51 feet. Additional right-of-way may be required as necessary to provide adequate transition to match existing improvements.
 4. Applicant shall obtain a reciprocal access agreement with rights of conveyance for third party interest for the northerly driveway entrance.
 5. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
 6. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading plans. Improvements shall be completed to the satisfaction of the Director of Development Services.
 7. Spaces reserved for truck and trailer use shall be identified by signs and paint on the surface.
- F. Upon certification by the Director of Development Services for occupancy or establishment of the use allowed by Conditional Use Permit P05-07, the following conditions shall apply:
1. The structures, driveways and parking lot shall be well maintained and in good condition.

2. All activities shall be conducted within the building and noise levels shall not exceed the limits established by Title 8, Chapter 8.12 of the Santee Municipal Code.
3. All required landscaping shall be adequately watered and maintained.
4. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard.
5. All light fixtures shall be designed and adjusted to reflect light away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.

SECTION 4: The terms and conditions of this Conditional Use Permit (P05-07) approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on March 14, 2007.

SECTION 6: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

SECTION 7: This Conditional Use Permit (P05-07) expires on March 14, 2010 except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (SB1535), effective January 1, 2007, authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$50.00. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty (30) day statute of limitations on court challenges to the approval under CEQA.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 14th day of March, 2007, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

MEETING DATE: March 14, 2007

AGENDA ITEM NO.

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, PROHIBITING ENTRY TO OR EXIT FROM CERTAIN PORTIONS OF PEBBLE BEACH DRIVE AND FANITA PARKWAY.

DIRECTOR/DEPARTMENT City Attorney; Development Services

SUMMARY

The attached Resolution would prohibit entry to and exit from certain portions of Pebble Beach Drive and Fanita Parkway located in the northeast corner of the City. These portions of the City's circulation network are adjacent to the proposed site for a 750 megawatt power plant to be constructed by ENPEX Corporation. Vehicle Code section 21101(f) authorizes the City to prohibit entry to or exit from certain portions of City streets for the purpose of implementing the Circulation Element of the City's General Plan. The closure of these portions of Pebble Beach Drive and Fanita Parkway will serve to implement the Circulation Element of the City's General Plan by maintaining appropriate Levels of Service on these streets, improving traffic safety, and ensuring a safe, efficient, and serviceable circulation network that ensures that the movement of people and goods meets the transportation needs of all sectors of the City.

The closure of these portions of the City's circulation network will also serve to implement the policy adopted by the City Council in its Resolution No. 017-2007 opposing the siting of the proposed power plant in the southeast corner of Miramar MCAS. In addition, the closure of these portions of Pebble Beach Drive and Fanita Parkway will further the goals of the Land Use, Conservation, and Trails Elements of the City's General Plan, as further discussed in the Resolution.

ENVIRONMENTAL REVIEW

Staff has reviewed the Master EIR for General Plan 2020 and determined that this action is consistent with that document and in compliance with CEQA.

RECOMMENDATION

Adopt attached Resolution.

ATTACHMENT

Resolution

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
PROHIBITING ENTRY TO OR EXIT FROM CERTAIN PORTIONS OF PEBBLE BEACH
DRIVE AND FANITA PARKWAY**

WHEREAS, in or about August of 2003, the City of Santee adopted its General Plan 2020, including a new Land Use, Conservation, Trails, and Circulation Element; and

WHEREAS, the City has recently been made aware of a proposal by ENPEX Corporation to site a 750 megawatt power plant in the southeast corner of Miramar MCAS adjacent to its border with the City of Santee; and

WHEREAS, the proposed power plant conflicts with the City's General Plan, including the Land Use, Conservation, Trails, and Circulation Elements, and, through Resolution No. 017-2007, the City Council has set out its policy to strongly oppose the power plant; and

WHEREAS, the Land Use Element of the General Plan establishes the City's vision for the ultimate build-out of the City; and

WHEREAS, the proposed power plant is in direct conflict with the City's vision for the build-out of the City as expressed in the Land Use Element because it conflicts with both existing development and planned development, including the adjacent Fanita Ranch; and

WHEREAS, the Conservation Element of the General Plan establishes policies and implementation measures to encourage the conservation and proper management of natural resources and open space, and requires the implementation of the Santee Subarea Plan; and

WHEREAS, the proposed power plant directly conflicts with the Conservation Element and the City's draft Subarea Plan because it would block a key wildlife corridor; and

WHEREAS, the Trails Element of the General Plan establishes policies and implementation strategies for the development of a City-wide trails system, including the linkage of the City and Goodan Ranch Regional Park by use of the Stowe Trail; and

WHEREAS, the proposed power plant directly conflicts with the Trails Element because it would block a key portion of the Stowe Trail; and

WHEREAS, the Circulation Element of the General Plan establishes the City's plan to provide a safe, efficient, and serviceable circulation network that ensures that the movement of people and goods meets the transportation needs of all sectors of the City; and

WHEREAS, Policy 1.8 of the Circulation Element provides that the "City shall encourage a Level of Service 'C' on street segments and intersections throughout the circulation network"; and

WHEREAS, Objective 4.0 of the Circulation Element provides that the City should maximize the utilization of site planning techniques to improve traffic safety; and

WHEREAS, pursuant to Vehicle Code section 21101(f), the City may prohibit entry to or exit from any street to implement the Circulation Element of its General Plan; and

WHEREAS, to maintain the Level of Service encouraged by Policy 1.8 of the Circulation Element, to achieve Objective 4.0, and to help implement the Land Use, Conservation, and Trails Elements of the City's General Plan, the City has determined that it is necessary to prohibit entry to or exit from portions of Pebble Beach Drive and Fanita Parkway.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Santee, California, as follows:

Section 1. Pursuant to Vehicle Code section 21101(f), the City hereby prohibits entry to or exit from the northern right-of-way line of Pebble Beach Drive to provide access to property currently within the boundary of Miramar MCAS. This prohibition does not prohibit emergency response access to or from Pebble Beach Drive or access for property maintenance, such as weed abatement. The City Council finds that prohibiting entry to or exit from this portion of the circulation network is necessary to implement the Circulation Element, in particular Policy 1.8 and Objective 4.0 of the Circulation Element. As described in the Circulation Element, Pebble Beach Drive currently carries 1,600 ADT. Closing Pebble Beach Drive from significant new vehicle trips from the north will allow Pebble Beach Drive to meet the Level of Service encouraged by Policy 1.8 of the Circulation Element. Closing Pebble Beach Drive from significant new vehicle trips from the north will also ensure the safety of users of the circulation network. The City Manager or his designee is hereby authorized to take steps necessary to implement this prohibition, including, without limitation, ordering the installation of islands, curbs, traffic barriers, or other roadway design features.

Section 2. Pursuant to Vehicle Code section 21101(f), the City hereby prohibits entry to or exit from western row line of Fanita Parkway to provide access to property currently within the boundary of Miramar MCAS. This prohibition does not prohibit emergency response access to or from Fanita Parkway or access for property maintenance, such as weed abatement. The City Council finds that prohibiting entry to or exit from this portion of the circulation network is necessary to implement the Circulation Element, in particular Policy 1.8 and Objective 4.0 of the Circulation Element. As described in the Circulation Element, Fanita Parkway currently carries 3,300 ADT. Closing Fanita Parkway from significant new vehicle trips from property not anticipated for development in the Santee General Plan will allow Fanita Parkway to meet the Level of Service encouraged by Policy 1.8 of the Circulation Element. Closing Fanita Parkway from significant new vehicle trips from property not anticipated for development in the Santee General Plan will also ensure the safety of users of the circulation network. The City Manager or his designee is hereby authorized to take steps necessary to implement this prohibition, including, without limitation, ordering the installation of islands, curbs, traffic barriers, or other roadway design features.

Section 3. Consistent with Vehicle Code section 21102(f), the City Council finds that prohibiting entry to or exit from these portions of the circulation network will provide for the health and safety of Santee citizens. As set forth in the Circulation Element, encouraging a Level of Service "C" or greater best furthers the health and safety of Santee citizens because it allows for a safe, efficient, and serviceable circulation network that ensures the movement of people and goods meets the transportation needs of all sectors of the City.

Section 4. The City Council further finds that prohibiting entry to or exit from this street will not close off a "regionally significant road." Pebble Beach Drive and Fanita Parkway will continue to carry inter- and intra-City traffic. The areas in which entry to or exit from is prohibit by

this Resolution are currently undeveloped areas and do not contain any existing population or circulation network. Therefore, this Resolution will not close off Pebble Beach Drive or Fanita Parkway to any current traffic. Moreover, this Resolution will help ensure that Pebble Beach Drive and Fanita Parkway continue to serve their current functions in the City's inter- and intra-City circulation network as contemplated in the Circulation Element.

Section 5. In adopting this Resolution, the City Council has considered the effect of this action on nonresidents in the areas surrounding Santee and finds that this action will not affect nonresidents. The portions of Miramar MCAS affected by this action are undeveloped and do not contain existing residents or an existing circulation network. Therefore, there are no nonresidents in this area to be affected by the Resolution. Further, nonresidents who currently use Pebble Beach Drive and Fanita Parkway will be positively affected by this action because the Level of Service and traffic safety along Pebble Beach Drive, Fanita Parkway, and related streets will be maintained.

Section 6. The City certifies that it has read and considered the Master Environmental Impact Report for General Plan 2020 and finds that the adoption of this Resolution is consistent with that document and in compliance with the California Environmental Quality Act.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this _____ day of March, 2007 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, MMC, CITY CLERK

MEETING DATE

March 14, 2007

AGENDA ITEM NO.**ITEM TITLE**

PRESENTATION ON SECURITY IN THE SANTEE PARK SYSTEM

DIRECTOR/DEPARTMENT

John W. Coates, Community Services

SUMMARY

During a recent briefing on the Parks and Recreation Master Plan, findings from a random household survey prompted discussion regarding security in the parks.

In an effort to further understand the issue, City Council directed staff to return with more information.

Tonight, staff will be making a presentation regarding security issues within the park system.

FINANCIAL STATEMENT

N/A

RECOMMENDATION

Receive and file the presentation.

ATTACHMENTS (Listed Below)

Power point presentation.



City of Santee



Santee Park Security Report

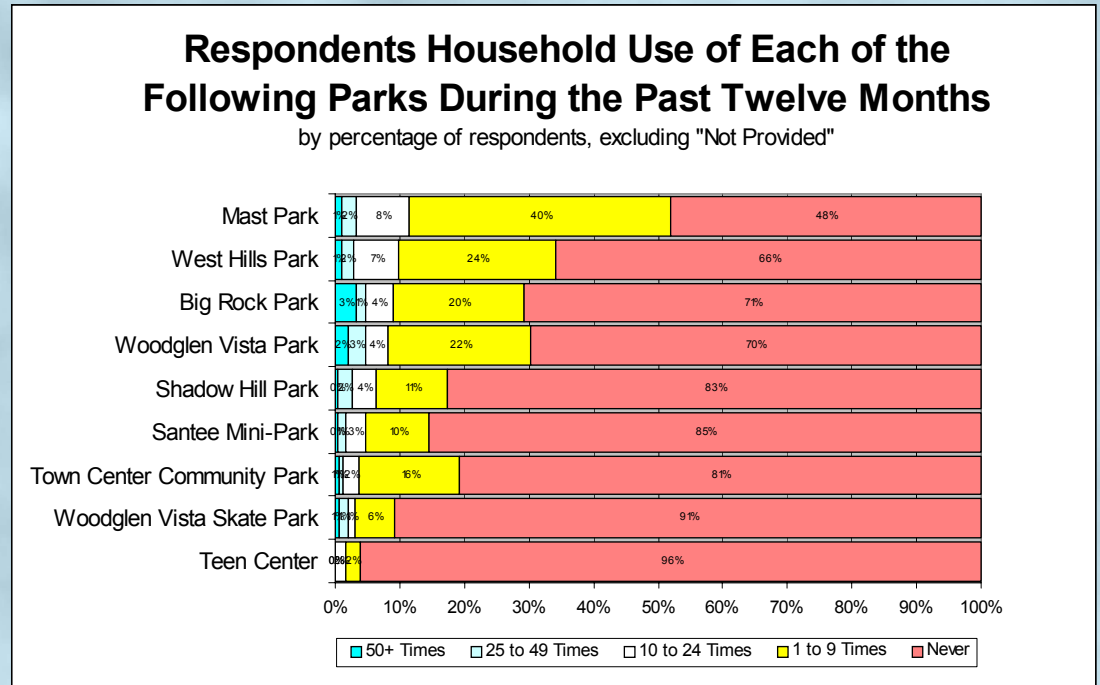


March 14, 2007



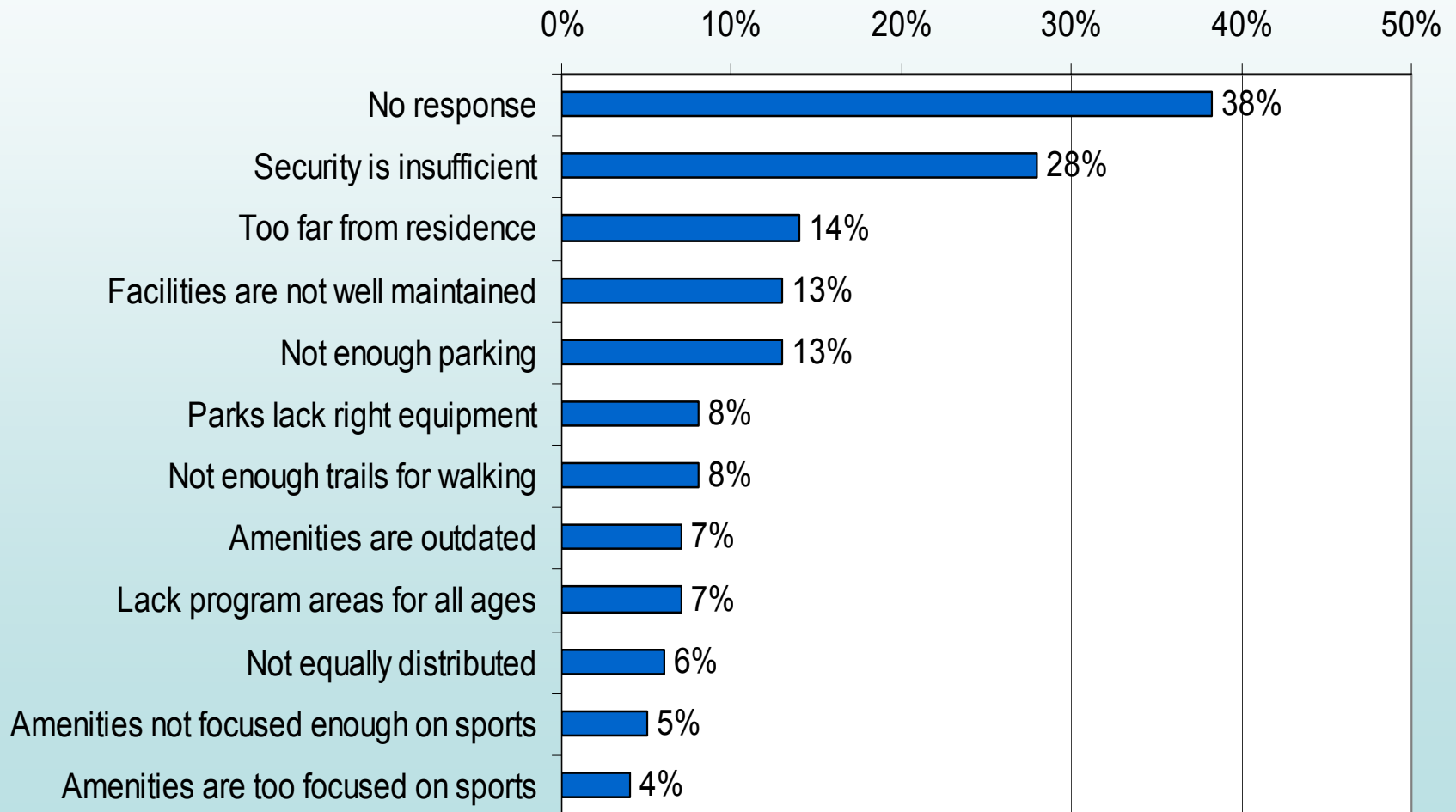
Survey – Park Use

- 305 households surveyed
- 74% or 225 respondents visited a Santee park during the past year
- Mast park was the most visited



Survey - Concerns with Parks Visited

Question 4: Respondents Concerns
With the Parks That They Have Visited
multiple answers possible



Sheriff's Calls for Service

- FY 05-06, Sheriff's Department reported 2,635 calls for service within the park system
- 86% of the calls were self initiated security checks while on patrol
- There were very few reports of crime related activity

Calls for Service - Big Rock Park

CALL TYPES	TOTAL
ABANDONED VEHICLE	1
ANNOY/MOLEST A MINOR	1
ASSISTANCE NEEDED	1
CITIZEN ASSIST	1
DISCHARGE OF A FIREARM	1
DISTURBANCE	1
DISTURBANCE FAMILY	1
DISTURBANCE FIGHT	1
DISTURBANCE, JUVENILES	4
DISTURBANCE, NOISE	1
DISTURBANCE, PARTY	1
DISTURBANCE, PYROTECHNICS	1
EXTRA PATROL	14
FOOT PATROL	23
FOUND PROPERTY	1
ILLEGAL PARKING	2

CALL TYPES	TOTAL
MISSING JUVENILE	1
POSSESSION OF MARIJUANA	2
REPORT – BURGLARY VEHICLE	1
REPORT – HATE CRIMES	1
REPORT - VANDALISM	8
SECURITY CHECK	408
SPECIAL DETAIL	3
SUBJECT STOP	14
SUSPICIOUS CIRCUMSTANCE	1
SUSPICIOUS PERSON	7
SUSPICIOUS VEHICLE	3
TELEPHONE CALL	2
UNDER THE INFLUENCE DRUGS/ALCOHOL	3
VANDALISM	1
GRAND TOTAL	510

Calls for Service – Mast Park

CALL TYPES	TOTAL
ARMED SUSPICIOUS PERSON	1
ASSISTANCE NEEDED	1
COMMUNITY RELATIONS	1
DISCHARGE OF A FIREARM	1
DISTURBANCE	4
DISTURBANCE, FAMILY	1
DISTURBANCE, FIGHT	1
DISTURBANCE, GROUP	3
DISTURBANCE, JUVENILE	2
EXTRA PATROL	113
FOOT PATROL	68
FOUND NARCOTICS	1
HAZARD SITUATION	2
ILLEGAL CAMPING	1
ILLEGAL PARKING	2
INDECENT EXPOSURE	2
INFORMATION	1
LOITERING	2
LOST PROPERTY	1
MISSING PERSON	1
OFF ROAD VEHICLE	1
PETTY THEFT	1
POSSESSION OF DANGEROUS DRUGS	1

CALL TYPES	TOTAL
POSSESSION OF DRUGS FOR SALE	1
POSSESSION OF MARIJUANA	1
PSYCHO	2
RECOVERED STOLEN VEHICLE	1
REPORT	1
REPORT – EMBEZZLED	1
REPORT - VANDALISM	19
REPORT – VANDALISM VEHICLE	1
SECURITY CHECK	518
SPECIAL DETAIL	9
SUBJECT STOP	70
SUSPICIOUS PERSON	10
SUSPICIOUS VEHICLE	6
TELEPHONE CALL	1
THREAT WITH A WEAPON	1
TRAFFIC STOP	3
UNDER THE INFLUENCE DRUGS/ALCOHOL	17
UNDER THE INFLUENCE DRUGS	2
UNKNOWN TROUBLE	1
VANDALISM	3
VERBAL GANG/TERRORIST THREATS	1
WELFARE CHECK	1
GRAND TOTAL	882

Calls for Service – Santee Mini Park

CALL TYPES	TOTAL
BURGLARY, COMMERCIAL AUDIBLE ALARM	1
BURGLARY, UNDEFINED	1
DISTURBANCE	2
EXTRA PATROL	1
FOOT PATROL	1
INFORMATION	1
PERSON DOWN	1
REPORT – BURGLARY SCHOOL	1
REPORT – BURGLARY VEHICLE	1
REPORT – PETTY THEFT	1
REPORT – THEFT, GRAND	6
REPORT - VANDALISM	4
REPORT – VANDALISM VEHICLE	1

CALL TYPES	TOTAL
REPORT – VERBAL ARGUMENT	1
SECURITY CHECK	1
SPECIAL DETAIL	4
SUBJECT STOP	3
SUSPICIOUS CIRCUMSTANCE	1
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	1
THEFT, GRAND	1
TRAFFIC CONTROL	1
TRAFFIC HAZARD	1
TRAFFIC STOP	5
UNDER THE INFLUENCE DRUGS/ALCOHOL	1
GRAND TOTAL	43

Calls for Service – Shadow Hill Park

CALL TYPES	TOTAL
CHILD ABUSE/NEGLECT	1
CITIZEN ARREST	1
DISCHARGE OF A FIREARM	1
DISTURBANCE	1
DISTURBANCE FIGHT	1
DISTURBANCE, JUVENILES	1
DISTURBANCE, PYROTECHNICS	1
EXTRA PATROL	13
FOOT PATROL	7
HAZARD SITUATION	1
ILLEGAL CAMPING	1
ILLEGAL PARKING	1
INCOMPLETE PHONE CALL-PAY PHONE	15

CALL TYPES	TOTAL
REPORT - VANDALISM	1
SECURITY CHECK	272
SPECIAL DETAIL	4
SUBJECT STOP	7
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	1
VANDALISM	2
VERBAL GANG/TERRORIST THREATS	1
WELFARE CHECK	1
GRAND TOTAL	335

Calls for Service – West Hills Park

CALL TYPES	TOTAL
CITIZEN ARREST	4
DISTURBANCE ARGUMENT	2
DISTURBANCE FIGHT	1
DISTURBANCE, JUVENILES	1
DISTURBANCE, NOISE	1
DISTURBANCE, PYROTECHNICS	1
DRIVING UNDER THE INFLUENCE	1
EXTRA PATROL	33
FOOT PATROL	19
ILLEGAL DUMPING	1
ILLEGAL PARKING	4
POSSESSION OF MARIJUANA	1
REPORT BURGLARY COMMERCIAL	1

CALL TYPES	TOTAL
REPORT – BURGLARY VEHICLE	1
REPORT – HATE CRIMES	1
REPORT - VANDALISM	4
SECURITY CHECK	308
SPECIAL DETAIL	7
SUBJECT STOP	3
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	2
TELEPHONE CALL	1
TRAFFIC STOP	2
VANDALISM	2
GRAND TOTAL	402

Calls for Service – Woodglen Vista Park

CALL TYPES	TOTAL
ACCIDENT NON INJURY	1
ACCIDENT UNKNOWN INJURY	1
ASSISTANCE NEEDED	1
COVER NO CODE	1
DISCHARGE OF A FIREARM	1
DISTURBANCE	1
DISTURBANCE ARGUMENT	1
DISTURBANCE FIGHT	3
DISTURBANCE GROUP	1
DISTURBANCE, JUVENILES	6
DISTURBANCE, PYROTECHNICS	3
EXTRA PATROL	24
FOOT PATROL	23
ILLEGAL PARKING	2
INCOMPLETE PHONE CALL-PAY PHONE	24
INFORMATION	1
POSSESSION OF MARIJUANA	1
PRESERVE THE PEACE	1

CALL TYPES	TOTAL
PRISONER	1
REPORT – PETTY THEFT	1
REPORT – THEFT, GRAND	1
REPORT - VANDALISM	4
SECURITY CHECK	321
SPECIAL DETAIL	6
SUBJECT STOP	18
SUICIDE – ACTUAL OR ATTEMPT	1
SUSPICIOUS PERSON	3
SUSPICIOUS VEHICLE	1
TELEPHONE CALL	1
TRAFFIC HAZARD	1
TRESPASSING	2
UNDER THE INFLUENCE DRUGS/ALCOHOL	3
VANDALISM	3
GRAND TOTAL	463

Recommendations

- Improve sense of place and security as we update and renovate park facilities
- Use modern design principles such as Crime Prevention through Environmental Design (CPTED) to make parks more visible, inviting, with increased activity

CPTED Principles

Natural Surveillance:

- Enhanced lighting throughout the parks
- Create landscape designs that allow surveillance within the park and from outside the park

Natural Access Control:

- Clearly define public and private space
- Clearly define access points
- Control flow of movement

Maintenance:

- Correct maintenance deficiencies quickly
- Abate vandalism and graffiti immediately
- On site maintenance crews that provide enhanced presence

Capital Improvement Program

Five-Year Capital Improvement Program
includes funding for the following projects:

- General Park Improvements \$1.63 million
- Shadow Hill Park Improvements \$397,500
- Mast Park Improvements \$1.6 million
- Ball Field Improvements \$1.5 million
- Parking Lot Lighting Improvements \$50,000

Examples of Potential Improvements



Open up landscaping and trees to increase the visibility between neighborhood and parks

Examples of Potential Improvements



Increase use and encourage citizen ownership
by upgrading outdated facilities

Examples of Potential Improvements



Upgrade parking lots with permanent surfacing and lighting

Examples of Potential Improvements



Enhance access, visibility and use of remote areas

MEETING DATE March 14, 2007

AGENDA ITEM NO.

ITEM TITLE **APPROVING TWO ADDITIONAL SPECIAL PURPOSE OFFICERS, ACCEPTING U.S. DEPARTMENT OF HOMELAND SECURITY FIRE DEPARTMENT GRANT FUNDS, AND A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, APPROVING AN AMENDMENT TO THE FISCAL YEAR 2006-2007 BUDGET TO ADD THREE NEW FIREFIGHTER PARAMEDIC POSITIONS AND APPROPRIATING FUNDS**

DIRECTOR/DEPARTMENT Keith Till, City Manager

SUMMARY All residents and businesses in the Santee community are provided with the highest quality of public safety services through the City of Santee Fire Department and the City's partnership with the San Diego County Sheriff's Department. In support of public safety as top priority for the City of Santee, additional law enforcement and fire safety staffing needs have been identified and are recommended for City Council consideration and approval.
(continued)

FINANCIAL STATEMENT The fiscal impact of these public safety enhancements has been analyzed to determine the City's ability to fund these costs over the next five years. Based on this analysis, sufficient resources are projected to be available to fund the cost of these positions while maintaining a balanced General Fund budget.

The annual cost of adding two special purpose officers is \$310,000. Assuming these officers are deployed on June 1, 2007 as part of the City's law enforcement contract there is sufficient funding available in the FY 2006-07 Law Enforcement Services budget in the General Fund to cover the \$25,000 cost impact through the remainder of the current fiscal year. In order to take full advantage of the SAFER grant, three Firefighter Paramedics must be hired by May 4, 2007. The SAFER grant will provide \$108,000 towards the \$239,000 first year cost of these positions. The federal contribution diminishes in each of the following three years, and by the fifth year the cost is fully borne by the City. The total federal contribution will be \$300,000 during the grant period.

A budget appropriation will be required for the \$74,400 cost of adding three Firefighter Paramedics for the final 12 weeks of the current fiscal year. Included in this amount is \$19,200 in upfront costs for training materials, uniforms and safety gear; \$49,700 of this appropriation will be funded from SAFER grant revenues, and \$24,700 will be funded from General Fund reserves.

RECOMMENDATION 1) Approve the addition of two Special Purpose Officers for a Santee Gang Suppression Unit; 2) Accept the SAFER Grant; 3) Adopt the attached Resolution amending the Fiscal Year 2006-2007 budget adding 3 new Firefighter Paramedic positions and appropriating funds accordingly.

ATTACHMENTS (Listed Below)

Exhibit A – San Diego Sheriff's Report

Exhibit B – Santee Fire Chief's Report

Exhibit C – SAFER Grant Award Letter and Agreement Articles

Exhibit D – Resolution

Law Enforcement

Santee's Sheriff Deputies have recently expressed concern regarding the increase of gang activity in and around the Santee community. On September 1, 2006, a 90 day trial period was initiated whereby a Gang Suppression Unit (GSU) was formed consisting of Santee's current gang detective and two Sheriff's Deputies deployed as Special Purpose Officers. The goals of the GSU were to suppress gang violence, gather intelligence on gang activity and take appropriate enforcement action by arrest or documentation. Based on the number of arrests and field contacts made by the GSU and detailed in Exhibit A, it has been determined there is enough of a gang presence in Santee to support creating a Santee Gang Suppression Unit by adding two Special Purpose Officers to the City of Santee's contract with the San Diego County Sheriff's Department.

Fire Department

The Santee Fire Department has been awarded a \$300,000 grant from the U.S. Department of Homeland Security. The new grant program called "Staffing for Adequate Fire and Emergency Response" (SAFER) was created to assist agencies in hiring additional emergency responder personnel. The grant funds must be used to increase the existing staffing levels. Santee currently has the need to budget for and hire three new Firefighter Paramedics, one per shift, to staff Rescue 5 with a third person. This will increase the Fire Department's daily staffing from 16 per shift to 17 per shift.

The SAFER grant requires a five-year retention commitment with the City receiving funds in decreasing amounts over the first four years. Grant funds total \$300,000 and would be received based on the following schedule:

Year 1 (November 2006 – November 2007):	\$108,000
Year 2 (November 2007 – November 2008):	\$ 96,000
Year 3 (November 2008 – November 2009):	\$ 60,000
Year 4 (November 2009 – November 2010):	\$ 36,000
Year 5 (November 2010 – November 2011):	No Federal Share

The Santee Fire Department has the need for additional personnel based on the following: 1) growth and development in the City of Santee have created a gap between the current level of services provided and the demand in services; 2) by adding a third person to Rescue 5, the Santee Fire Department would be able to fulfill a first-alarm structural fire assignment without outside aid; and 3) the Santee Fire Department's Insurance Services Office (ISO) rating would be more secure at Class II by enabling Rescue 5 to cross-staff to a 3rd Engine. In addition, the Santee community will benefit by having additional personnel included on initial responses through improved overall emergency scene safety and improved ability to provide critical medical care when an ALS ambulance has an extended response time.

Staff views the SAFER grant as a timely opportunity to initiate the needed staffing upgrades with Federal assistance.